

# **Fresno County 2023-2060 Growth Projections**

***Prepared by:***

Fresno Council of Governments  
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# TABLE OF CONTENTS

<a href="#">Executive Summary</a> .....	3
<a href="#">2060 Growth Projection</a> .....	5
<a href="#">Introduction</a> .....	5
<a href="#">Comparison to Prior Projections</a> .....	5
<a href="#">Population</a> .....	6
<a href="#">Household</a> .....	7
<a href="#">Housing Units</a> .....	8
<a href="#">Age Group</a> .....	9
<a href="#">Ethnicity</a> .....	10
<a href="#">School Enrollment</a> .....	10
<a href="#">Household Income</a> .....	11
<a href="#">Employment</a> .....	12
<a href="#">Methodology</a> .....	13
<a href="#">Detailed Projections</a> .....	14
<a href="#">Clovis and SOI</a> .....	14
<a href="#">Coalinga and SOI</a> .....	16
<a href="#">Firebaugh and SOI</a> .....	18
<a href="#">Fowler and SOI</a> .....	20
<a href="#">Fresno and SOI</a> .....	22
<a href="#">Huron and SOI</a> .....	24
<a href="#">Kerman and SOI</a> .....	26
<a href="#">Kingsburg and SOI</a> .....	28
<a href="#">Mendota and SOI</a> .....	30
<a href="#">Orange Cove and SOI</a> .....	32
<a href="#">Parlier and SOI</a> .....	34
<a href="#">Reedley and SOI</a> .....	36
<a href="#">Sanger and SOI</a> .....	38
<a href="#">San Joaquin and SOI</a> .....	40
<a href="#">Selma and SOI</a> .....	42
<a href="#">Unincorporated Areas (excl. SOIs)</a> .....	44

# EXECUTIVE SUMMARY

## INTRODUCTION

This report updates the growth projections for Fresno County and the spheres of influence of each of its cities previously published in 2020. The new projections utilize a base year of 2022. This report developed by the Fresno Council of Governments (FCOG) is to assist with updating the Regional Transportation Plan (RTP) as well as the Sustainable Communities Strategies (SCS).

Applied Development Economics, Inc collaborated with Fresno COG staff to revise the county's projections to the 2022 to 2060 timeframe, using latest population estimation and projection from California Department of Finance(DOF), detailed demographics data from 2020 Census, and vital statistics in last decade.

In September 2024, the DOF Demographic Research Unit released the Population Projections, 2020-2070, indicating slower growth compared to earlier projections. The 2023 Baseline release (2024.09.23) suggests that Fresno County's population will be 7% lower in 2035 and 9% lower in 2050 than projected in 2019. FCOG staff has revised the county-level population projection to align with DOF's most recent release.

The updated projection anticipate a population increase of 117,980 in Fresno County from 2022 to 2060, with the total population peaking at 1,131,120 in 2055 before declining to 1,128,530 by 2060.

Regarding job growth, the updated forecast predicts the addition of 77,170 wage and salary jobs in the county between 2022 and 2060, translating to an average annual growth of approximately 2,030 jobs over the 38-year period.

In addition to the population and employment projections, the report includes projections of demographic characteristics and housing demand, including the following:

- Households
- Average Household Size
- Group Quarters Population
- Average Income
- Housing
- House Unit Type
- Age Distribution
- Race/Ethnicity
- School Enrollment

**Table 1 – Population and Employment Projections by Jurisdiction Sphere of Influence**

<b>Jurisdiction</b>	<b>2022</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>	<b>2055</b>	<b>2060</b>
<b>Total Population</b>									
<b>County Total</b>	1,010,550	1,017,950	1,041,670	1,066,610	1,090,820	1,111,570	1,125,490	1,131,120	1,128,530
Clovis SOI	126,960	129,050	136,500	142,490	148,310	153,300	156,650	158,000	157,380
Coalinga SOI	17,290	17,300	17,530	17,770	17,990	18,190	18,320	18,370	18,350
Firebaugh SOI	8,420	8,410	8,670	8,830	8,990	9,120	9,210	9,250	9,230
Fowler SOI	7,310	7,660	8,240	8,910	9,550	10,110	10,480	10,630	10,560
Fresno SOI (incl. county islands)	592,280	595,370	605,800	617,840	629,520	639,540	646,260	648,980	647,730
Huron SOI	6,170	6,230	6,260	6,390	6,520	6,630	6,710	6,740	6,720
Kerman SOI	16,830	17,360	18,510	19,650	20,750	21,700	22,340	22,600	22,480
Kingsburg SOI	12,750	13,210	13,750	14,550	15,340	16,010	16,460	16,650	16,560
Mendota SOI	12,500	12,530	13,070	13,400	13,710	13,980	14,170	14,240	14,210
Orange Cove SOI	9,590	9,600	9,670	9,780	9,890	9,990	10,050	10,070	10,060
Parlier SOI	15,030	15,040	15,060	15,200	15,340	15,450	15,530	15,560	15,550
Reedley SOI	25,290	25,830	25,900	26,740	27,550	28,250	28,710	28,900	28,820
Sanger SOI	27,040	27,040	27,540	27,940	28,330	28,670	28,900	28,990	28,940
San Joaquin SOI	3,670	3,610	3,640	3,670	3,700	3,720	3,740	3,750	3,740
Selma SOI	26,540	26,650	28,250	29,150	30,030	30,790	31,290	31,490	31,400
Unincorporated Areas (excl. SOIs)	102,880	103,050	103,280	104,290	105,280	106,120	106,680	106,910	106,800
<b>Total Jobs</b>									
<b>County Total</b>	414,750	421,140	432,740	442,600	454,800	466,150	476,330	484,780	491,920
Clovis SOI	40,550	41,260	43,220	44,860	46,580	48,130	49,430	50,390	51,050
Coalinga SOI	5,010	5,020	5,100	5,170	5,250	5,320	5,380	5,420	5,460
Firebaugh SOI	2,230	2,160	2,320	2,450	2,590	2,720	2,840	2,950	3,050
Fowler SOI	3,990	4,190	4,390	4,680	5,000	5,290	5,590	5,810	6,010
Fresno SOI (incl. county islands)	260,210	260,420	265,950	271,760	277,970	283,670	288,820	293,150	296,870
Huron SOI	1,080	1,140	1,170	1,230	1,280	1,340	1,390	1,430	1,460
Kerman SOI	4,320	4,560	4,860	5,160	5,470	5,760	5,990	6,170	6,280
Kingsburg SOI	5,240	5,320	5,580	5,880	6,210	6,500	6,760	6,970	7,140
Mendota SOI	1,830	1,820	1,960	2,060	2,160	2,250	2,330	2,390	2,430
Orange Cove SOI	960	970	990	1,020	1,050	1,080	1,100	1,120	1,130
Parlier SOI	2,550	2,540	2,610	2,700	2,790	2,880	2,970	3,040	3,100
Reedley SOI	8,120	8,400	8,520	8,800	9,100	9,370	9,610	9,800	9,940
Sanger SOI	9,800	9,720	10,050	10,340	10,660	10,960	11,240	11,480	11,700
San Joaquin SOI	650	630	640	650	660	670	680	690	690
Selma SOI	9,280	11,510	12,490	11,320	11,670	12,000	12,290	12,520	12,710
Unincorporated Areas (excl. SOIs)	58,920	61,480	62,890	64,580	66,360	68,210	69,910	71,450	72,900

# 2060 GROWTH PROJECTIONS

## INTRODUCTION

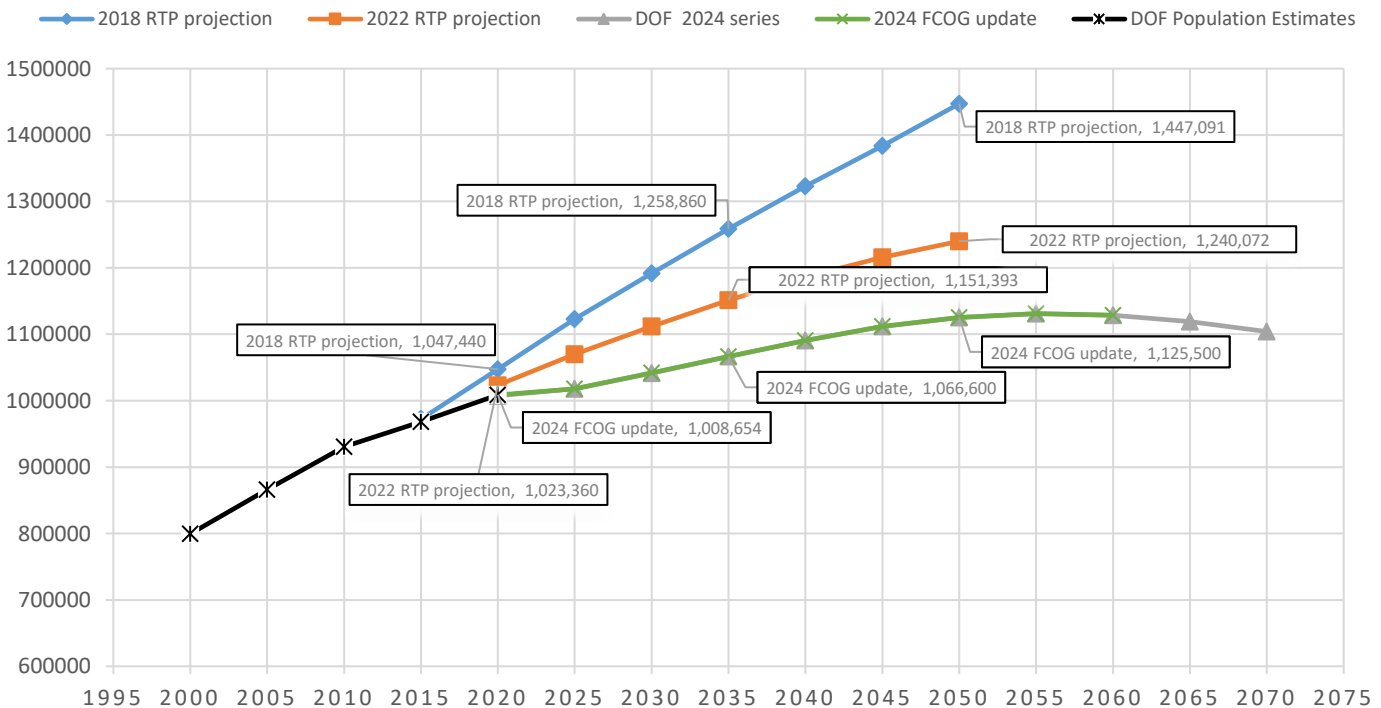
This report presents updated projections for employment, population, housing and demographic characteristics for the Fresno County region. The current projections update the base year to 2022 and extend the projections to 2060. And the age group, sex, race, and ethnicity data for each jurisdiction have been updated based on the 2020 Census. The study process included outreach to the jurisdictions in the county to review local planning policies and development trends.

## COMPARISON TO PRIOR PROJECTIONS

The updated projection indicates slower population growth, primarily due to revised vital statistics showing that the birth rate has been steadily declining since the early 2000s. Compared to the projection used in 2022 RTP, the updated forecast projects that Fresno County would have 7% less population in 2035, 9% less population in 2050, and 53% less population growth from 2020 to 2035, 45% less population growth from 2020 to 2050.

Figure below shows the population estimations since year 2000, and comparison to prior projections applied in Fresno COG' 2018 and 2022 RTPs, which aligned with historical DOF projections.

## FRESNO COUNTY POPULATION PROJECTION - HISTORICAL & 2024 UPDATE



# 2060 GROWTH PROJECTIONS

## POPULATION

Fresno County is projected to gain nearly 118,000 residents by 2060. The City of Fresno would experience the largest increase of 55,450 people, followed by Clovis with 30,420. In terms of growth rates, Fowler and Kerman are projected to see faster growth compared to other areas.

**Table 2 – Total Population Projections by Jurisdiction, 2022-2060**

Jurisdiction	2022	2025	2030	2035	2040	2045	2050	2055	2060	2022-2060 change	2022-2060 annual growth rate
Fresno County	1,010,550	1,017,950	1,041,670	1,066,610	1,090,820	1,111,570	1,125,490	1,131,120	1,128,530	117,980	0.3%
Clovis and SOI	126,960	129,050	136,500	142,490	148,310	153,300	156,650	158,000	157,380	30,420	0.6%
Coalinga and SOI	17,290	17,300	17,530	17,770	17,990	18,190	18,320	18,370	18,350	1,050	0.2%
Firebaugh and SOI	8,420	8,410	8,670	8,830	8,990	9,120	9,210	9,250	9,230	810	0.2%
Fowler and SOI	7,310	7,660	8,240	8,910	9,550	10,110	10,480	10,630	10,560	3,250	1.0%
Fresno and SOI (incl. county islands)	592,280	595,370	605,800	617,840	629,520	639,540	646,260	648,980	647,730	55,450	0.2%
Huron and SOI	6,170	6,230	6,260	6,390	6,520	6,630	6,710	6,740	6,720	560	0.2%
Kerman and SOI	16,830	17,360	18,510	19,650	20,750	21,700	22,340	22,600	22,480	5,650	0.8%
Kingsburg and SOI	12,750	13,210	13,750	14,550	15,340	16,010	16,460	16,650	16,560	3,810	0.7%
Mendota and SOI	12,500	12,530	13,070	13,400	13,710	13,980	14,170	14,240	14,210	1,710	0.3%
Orange Cove and SOI	9,590	9,600	9,670	9,780	9,890	9,990	10,050	10,070	10,060	470	0.1%
Parlier and SOI	15,030	15,040	15,060	15,200	15,340	15,450	15,530	15,560	15,550	520	0.1%
Reedley and SOI	25,290	25,830	25,900	26,740	27,550	28,250	28,710	28,900	28,820	3,520	0.3%
Sanger and SOI	27,040	27,040	27,540	27,940	28,330	28,670	28,900	28,990	28,940	1,910	0.2%
San Joaquin and SOI	3,670	3,610	3,640	3,670	3,700	3,720	3,740	3,750	3740	80	0.0%
Selma and SOI	26,540	26,650	28,250	29,150	30,030	30,790	31,290	31,490	31,400	4,860	0.4%
Unincorporated Areas (excl. SOIs)	102,880	103,050	103,280	104,290	105,280	106,120	106,680	106,910	106,800	3,920	0.1%

# HOUSEHOLDS

As of 2022, there are 991,830 individuals living in households and 18,720 in group quarters, which include correctional facilities, dormitories, and nursing facilities. Fresno County had approximately 327,030 households in 2022, with an average household size of 3.03 people. The number of households in the county is expected to increase by 42,960, reaching a total of 369,990 by 2060. The average household size is projected to remain around 3.00.

**Table 3 – Projections of Household and Group Quarters Populations**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	1,010,550	991,830	18,720	327,030	3.03
2025	1,017,950	999,150	18,800	330,260	3.01
2030	1,041,670	1,022,250	19,420	340,910	2.98
2035	1,066,610	1,047,050	19,560	349,890	2.98
2040	1,090,820	1,071,120	19,700	356,150	2.99
2045	1,111,570	1,091,630	19,940	361,830	3.00
2050	1,125,490	1,105,380	20,110	366,650	3.00
2055	1,131,120	1,110,930	20,190	370,050	2.99
2060	1,128,530	1,108,390	20,140	369,990	2.99
2022-2060 change	117,980	116,560	1,420	42,960	
2022-2060 annual growth rate	0.3%	0.3%	0.2%	0.30%	

**Table 4 – Household Projections by Jurisdiction, 2022 - 2060**

Jurisdiction	2022	2025	2030	2035	2040	2045	2050	2055	2060	2022-2060 change
Fresno County	327,027	330,265	340,907	349,887	356,153	361,833	366,651	370,052	369,990	42,963
Clovis and SOI	45,318	46,328	49,119	51,444	53,289	54,936	56,226	57,012	56,969	11,651
Coalinga and SOI	4,304	4,349	4,488	4,631	4,740	4,802	4,850	4,884	4,885	581
Firebaugh and SOI	2,238	2,266	2,342	2,392	2,422	2,449	2,474	2,493	2,493	256
Fowler and SOI	2,271	2,370	2,574	2,782	2,972	3,140	3,266	3,336	3,330	1,059
Fresno and SOI (incl. county islands)	195,577	196,768	202,552	207,099	209,921	212,530	214,848	216,601	216,595	21,017
Huron and SOI	1,588	1,620	1,645	1,675	1,700	1,723	1,743	1,758	1,758	170
Kerman and SOI	4,705	4,865	5,222	5,553	5,840	6,095	6,289	6,401	6,393	1,688
Kingsburg and SOI	4,441	4,607	4,857	5,128	5,381	5,605	5,777	5,876	5,869	1,428
Mendota and SOI	2,851	2,890	3,017	3,106	3,163	3,215	3,259	3,290	3,289	439
Orange Cove and SOI	2,439	2,466	2,501	2,530	2,544	2,559	2,574	2,590	2,590	151
Parlier and SOI	3,768	3,806	3,840	3,872	3,886	3,901	3,920	3,941	3,942	174
Reedley and SOI	7,244	7,418	7,541	7,744	7,939	8,115	8,258	8,351	8,348	1,104
Sanger and SOI	7,815	7,913	8,098	8,228	8,300	8,368	8,435	8,492	8,493	678
San Joaquin and SOI	902	909	920	928	930	933	937	942	942	40
Selma and SOI	7,614	7,743	8,201	8,515	8,727	8,919	9,075	9,177	9,173	1,559
Unincorporated Areas (excl. SOIs)	33,951	33,942	33,981	34,257	34,396	34,541	34,719	34,909	34,920	969

## HOUSING UNITS

Considering population projections, household projections, vacant stock, and other factors such as healthy vacancy rates, overcrowding levels and residential replacement units, we anticipate a demand for 69,470 new residential units from 2022 to 2060. Based on statistics of new units constructed in the last decade, building permit information from the past 5 years , and the general plans of each city in Fresno County, we estimate that 49,900 (72 percent) will be single-family units, while the remaining 19,560 units (28 percent) will be multi-family dwellings.

**Table 5 – Projected Market Demand for New Housing Units  
by Unit Building Type, 2022-2060**

Jurisdiction	New Units Demand 2022-2060	Single-family Housing Units	Multi-family Housing Units
<b>County Total</b>	69,470	49,900	19,560
Clovis SOI	12,700	10,740	1,960
Coalinga SOI	930	480	450
Firebaugh SOI	570	400	170
Fowler SOI	1,180	920	270
Fresno SOI (incl. county islands)	37,600	24,070	13,530
Huron SOI	620	240	390
Kerman SOI	2,620	2,330	290
Kingsburg SOI	1,630	1,200	440
Mendota SOI	1,350	1,190	160
Orange Cove SOI	580	330	240
Parlier SOI	650	500	150
Reedley SOI	1,990	1,250	740
Sanger SOI	1,620	1,140	480
San Joaquin SOI	220	210	10
Selma SOI	2,360	2,240	120
Unincorporated Areas (excl. SOIs)	2,850	2,690	160



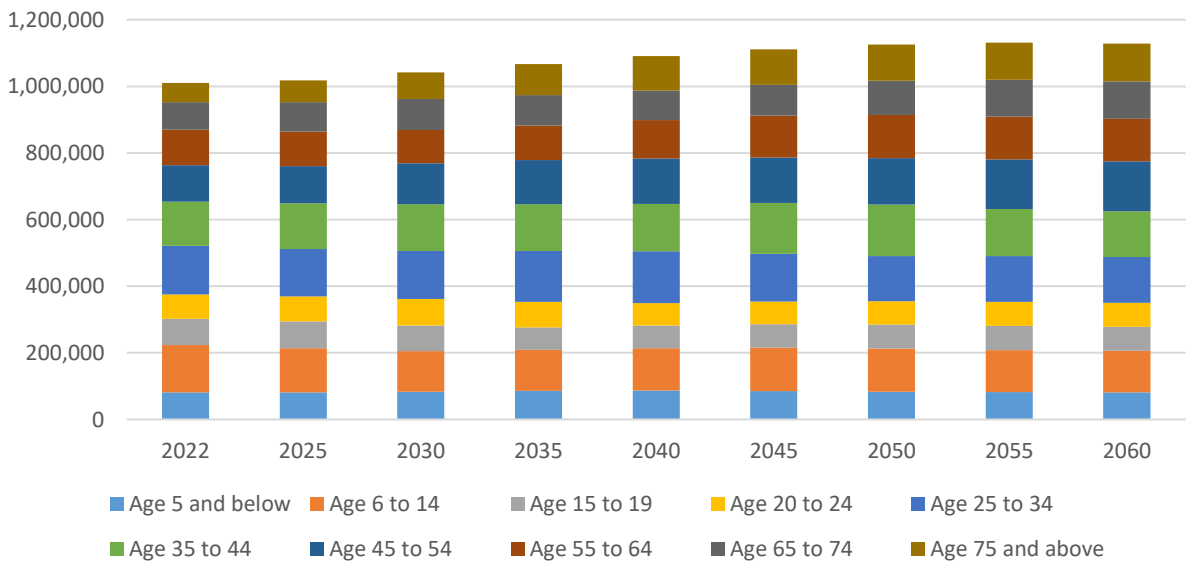
# AGE GROUP

As shown in the table below, while the overall population is projected to grow at an annual rate of 0.29 percent between 2022 and 2060, older age cohorts aged 45 and above are projected to grow at a faster rate. Specifically, the number of individuals aged 65 to 74 is anticipated to increase by 0.8 percent each year, while those aged 75 and older are projected to grow by 1.8 percent annually. By 2060, individuals aged 65 and over will make up 20.0 percent of the total population, compared to their current share of 13.9 percent. In contrast, younger age groups between 6 and 34 years are expected to experience a decline in population.

**Table 6 – Population Projections by Age Group**

Age Group	2022	2060	2022-2060 Change	2022-2060 annual growth rate	2022 Share	2060 Share
<b>Fresno County Total</b>	1,010,550	1,128,530	117,980	0.29%	100.00%	100.00%
5 and below	81,330	81,740	410	0.01%	8.05%	7.24%
6 to 14	142,420	124,450	-17,970	-0.35%	14.09%	11.03%
15 to 19	78,900	71,820	-7,080	-0.25%	7.81%	6.36%
20 to 24	72,980	71,990	-990	-0.04%	7.22%	6.38%
25 to 34	145,360	138,070	-7,290	-0.14%	14.38%	12.23%
35 to 44	132,560	136,810	4,250	0.08%	13.12%	12.12%
45 to 54	109,310	149,950	40,640	0.84%	10.82%	13.29%
55 to 64	106,800	127,760	20,960	0.47%	10.57%	11.32%
65 to 74	83,250	112,500	29,250	0.80%	8.24%	9.97%
75 and above	57,650	113,440	55,790	1.80%	5.70%	10.05%

**Fresno County 2022-2060 Population by Age Group**



## RACE/ETHNICITY

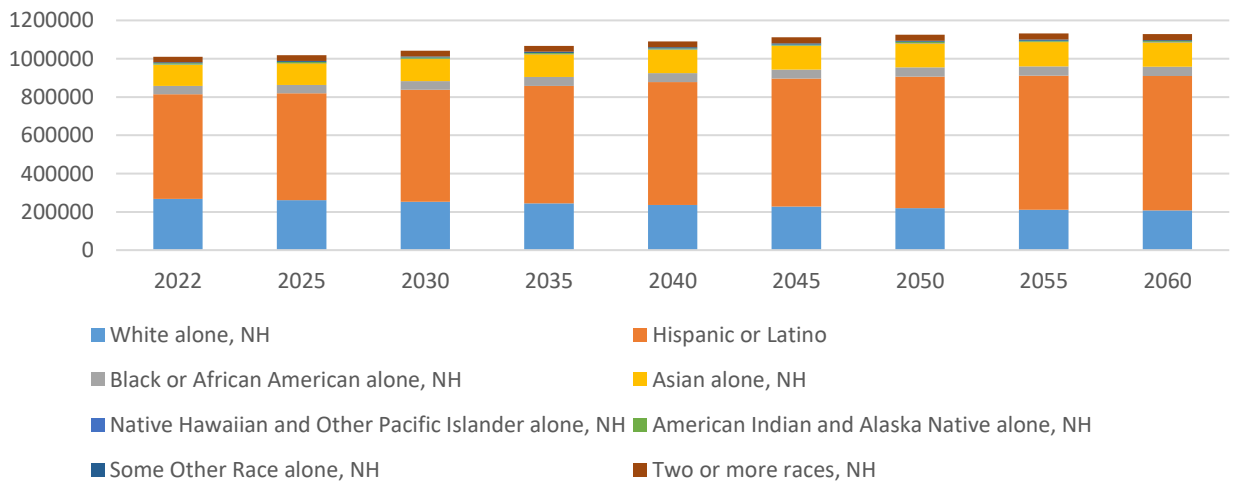
In Fresno County, out of a total population of 1,010,550, Hispanic or Latino individuals represent the largest racial/ethnic group, totaling 546,390 (54.1 percent). White individuals who are not Hispanic or Latino are the second largest group, with a population of 267,220 (26.4 percent). The Hispanic or Latino population is projected to grow to 703,260 (62.3 percent) by 2060, an increase of 156,870 individuals between 2022 and 2060. In contrast, the White alone, not Hispanic or Latino population is expected to decline to 207,040, a decrease of 60,180 from its current level.

**Table 7 – Population Projections by Race/Ethnicity**

Race/Ethnicity	2022	2060	2022-2060 Change	2022-2060 annual growth rate	2022 Share	2060 Share
<b>Fresno County</b>	1,010,550	1,128,530	117,980	0.29%	100.00%	100.00%
White alone, NH	267,220	207,040	-60,180	-0.67%	26.44%	18.35%
Hispanic or Latino	546,390	703,260	156,870	0.67%	54.07%	62.32%
Black or African American alone, NH	44,260	47,400	3,140	0.18%	4.38%	4.20%
Asian alone, NH	110,640	127,170	16,530	0.37%	10.95%	11.27%
Native Hawaiian and Other Pacific Islander alone, NH	1,250	1,250	0	0.00%	0.12%	0.11%
American Indian and Alaska Native alone, NH	6,060	5,640	-420	-0.19%	0.60%	0.50%
Some Other Race alone, NH	5,240	5,770	530	0.25%	0.52%	0.51%
Two or more races, NH	29,500	31,010	1,510	0.13%	2.92%	2.75%

NH: not Hispanic or Latino

**Fresno County 2022-2060 Population by Race/Ethnicity**



NH: not Hispanic or Latino

## SCHOOL ENROLLMENT

In 2022, Fresno County is estimated to have approximately 220,496 school-aged children. This projection combines the school-aged youth population from Fresno COG’s estimates with the K-12 participation rate from the California Department of Finance (DOF). It anticipates that K-12 public school enrollment will decrease to 192,984 by 2050, which is 11,170 fewer than the 2022 enrollment figure of 204,154

**Table 8 - Fresno County Public School Enrollment of School-Age Children**

Year	Total School-Age Youth (5 to 18)	K-12 Enrollment Projections	Participation Rate
2022	220,496	204,154	92.59%
2025	210,190	199,521	94.92%
2030	196,569	189,999	96.66%
2035	190,295	185,207	97.33%
2040	196,001	192,689	98.31%
2045	200,145	197,717	98.79%
2050	201,629	199,182	98.79%
2055	198,102	195,699	98.79%
2060	195,354	192,984	98.79%
2022-2060 change	-25,141	-11,170	
2022-2060 annual growth rate	-0.32%	-0.15%	

## HOUSEHOLD INCOME

The income projection indicates a steady increase in average household income over the coming decades. The projected average household incomes declines in 2022 to 2024, then recover in 2026. The growth accelerates in subsequent years, reaching approximately \$102,970 by 2035. By 2060, the average household income is projected to reach \$128,920, demonstrating consistent growth throughout the period. Overall, this projection suggests a positive economic outlook for households, with an overall increase of nearly \$34,490 from 2022 to 2060.

**Table 9 - Fresno County Household Income Projection**

	2022	2025	2030	2035	2040	2045	2050	2055	2060
<b>Mean Household Income (In 2022 Dollar)</b>	\$94,430	\$93,570	\$97,840	\$102,970	\$108,650	\$114,230	\$119,440	\$124,150	\$128,920
<b>Annual Growth Rate</b>		-0.30%	0.90%	1.03%	1.08%	1.01%	0.90%	0.78%	0.76%

## EMPLOYMENT

The total employment have recovered to the pre-pandemic level since fall of 2022. Total jobs in Fresno County are projected to increase by 77,170 jobs, from 414,750 in 2022 to 491,920 in 2060. This reflects a 0.45 percent compound annual growth rate (CAGR) over the entire period. The industrial sector is projected to have the highest growth rate.

**Table 10 - Fresno County Employment Projections by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	68,200	67,870	71,460	74,920	78,790	82,460	86,330	90,300	94,570
Retail	39,390	39,800	41,200	42,400	43,300	44,200	44,800	45,100	45,300
Office	50,350	50,800	52,400	54,200	56,200	58,000	59,700	61,300	62,800
Education	38,880	39,190	40,180	41,060	42,040	42,810	43,390	43,570	43,460
Health/Medical	75,170	75,780	76,960	78,250	79,540	80,630	81,420	81,810	81,800
Services	18,700	19,000	20,000	20,950	21,950	22,750	23,350	23,750	23,750
Food	32,360	32,710	33,420	34,380	35,090	35,800	36,320	36,630	36,740
Other	67,250	71,200	71,800	70,600	71,400	72,500	73,500	74,500	75,500
Government	24,450	24,800	25,300	25,900	26,500	27,000	27,500	27,800	28,000
<b>Total</b>	<b>414,750</b>	<b>421,150</b>	<b>432,720</b>	<b>442,660</b>	<b>454,810</b>	<b>466,150</b>	<b>476,310</b>	<b>484,760</b>	<b>491,920</b>
Total Annual Growth Rate		0.51%	0.54%	0.46%	0.54%	0.49%	0.43%	0.35%	0.29%

**Table 11 – Employment Projections by Jurisdiction, 2022-2060**

Jurisdiction	2022	2025	2030	2035	2040	2045	2050	2055	2060	2022 Share	2060 Share
County Total	414,750	421,140	432,740	442,600	454,800	466,150	476,330	484,780	491,920	100.00%	100.00%
Clovis SOI	40,550	41,260	43,220	44,860	46,580	48,130	49,430	50,390	51,050	9.8%	9.8%
Coalinga SOI	5,010	5,020	5,100	5,170	5,250	5,320	5,380	5,420	5,460	1.2%	1.2%
Firebaugh SOI	2,230	2,160	2,320	2,450	2,590	2,720	2,840	2,950	3,050	0.5%	0.5%
Fowler SOI	3,990	4,190	4,390	4,680	5,000	5,290	5,590	5,810	6,010	1.0%	1.0%
Fresno SOI (incl. county islands)	260,210	260,420	265,950	271,760	277,970	283,670	288,820	293,150	296,870	62.7%	61.8%
Huron SOI	1,080	1,140	1,170	1,230	1,280	1,340	1,390	1,430	1,460	0.3%	0.3%
Kerman SOI	4,320	4,560	4,860	5,160	5,470	5,760	5,990	6,170	6,280	1.0%	1.1%
Kingsburg SOI	5,240	5,320	5,580	5,880	6,210	6,500	6,760	6,970	7,140	1.3%	1.3%
Mendota SOI	1,830	1,820	1,960	2,060	2,160	2,250	2,330	2,390	2,430	0.4%	0.4%
Orange Cove SOI	960	970	990	1,020	1,050	1,080	1,100	1,120	1,130	0.2%	0.2%
Parlier SOI	2,550	2,540	2,610	2,700	2,790	2,880	2,970	3,040	3,100	0.6%	0.6%
Reedley SOI	8,120	8,400	8,520	8,800	9,100	9,370	9,610	9,800	9,940	2.0%	2.0%
Sanger SOI	9,800	9,720	10,050	10,340	10,660	10,960	11,240	11,480	11,700	2.4%	2.3%
San Joaquin SOI	650	630	640	650	660	670	680	690	690	0.2%	0.1%
Selma SOI	9,280	11,510	12,490	11,320	11,670	12,000	12,290	12,520	12,710	2.2%	2.7%
Unincorporated Areas (excl. SOIs)	58,920	61,480	62,890	64,580	66,360	68,210	69,910	71,450	72,900	14.2%	14.6%

# METHODOLOGY

The study process began by developing a range of total population and employment projections for the county as a whole, reflecting varying assumptions about Fresno County's future share of regional growth as well as trends in industry growth. The employment projection methodology used an economic base approach, forecasting export industry sectors, while local serving business sectors follow growth in the economic base and in the population.

This report consulted a variety of data sources on employment, population and demographic data. A brief description of these sources is provided below. A more complete description of the underlying methodology may be found in the Fresno COG Projections 2015-2050 Report published in 2017.

**CA Employment Development Department (EDD).** Data includes historical labor force and wage and salary jobs by industry from the Census of Employment and Wages (CEW). This report used the 2022 countywide figures as the baseline for employment projections and the Fresno COG SOI data as the baseline for city projections.

**CA Department of Finance (DOF).** This report utilizes the total population estimates for 2022 and 2023 from the DOF as the baseline for our population projections. We adjusted our forecast to align with the most recent DOF projections (Sep. 2024) for Fresno county. Additionally, we incorporated DOF's historical estimates related to population and housing into our forecast.

## ***Decennial Census & American Community Survey (ACS)***

We gathered 2020 Census Decennial population data by age, sex and race at city-level. And information on vacancy rate and overcrowding rate was obtained from 2018-2022 5-year ACS, while average household income was sourced from 2022 1-year ACS.

## ***Woods and Poole (W&P)***

W&P is an independent economic forecasting firm that provides projections for all counties in the U.S. based on an econometric model that forecasts US economic conditions and creates state, regional and county forecasts based on changing conditions. The 2023 -2060 projections including population, employment by major industry and a number of other economic indicators. W&P uses the U.S. Bureau of Economic Analysis (BEA) definition of employment which includes self-employed and other non-employer jobs. The job figures therefore are always higher than wage and salary employment, but the growth rates provide a good basis for projected economic growth in the county.

## ***Wide-ranging ONLINE Data for Epidemiologic Research (CDC WONDER).***

An essential component of the population cohort survival model we applied for projecting future population was birth and death rate data. We derived race- and age-specific birth rates from the CDC WONDER database. For the mortality rates, we generated sex-, race-, and age-specific rates from the same database and adjusted them to reflect pre-COVID levels.

# DETAILED PROJECTIONS

The following sections provide the detailed projections for each jurisdiction. All data reflect the sphere of influence (SOI) for each jurisdiction.

## Clovis and SOI

**Table 12 – Population Projection for Clovis SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	126,960	126,530	430	45,318	2.79
2025	129,050	128,620	430	46,328	2.78
2030	136,500	136,020	480	49,119	2.77
2035	142,490	142,000	490	51,444	2.76
2040	148,310	147,800	510	53,289	2.77
2045	153,300	152,770	530	54,936	2.78
2050	156,650	156,100	550	56,226	2.78
2055	158,000	157,450	550	57,012	2.76
2060	157,380	156,830	550	56,969	2.75
2022-2060 change	30,420	30,300	120	11,651	
2022-2060 annual growth rate	0.57%	0.57%	0.65%	0.60%	

**Table 13 – Job Projection for Clovis SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	3,910	3,890	4,090	4,290	4,510	4,710	4,930	5,150	5,390
Retail	6,920	7,050	7,290	7,540	7,800	8,060	8,270	8,430	8,570
Office	4,170	4,280	4,950	5,260	5,600	5,830	5,960	5,960	5,850
Education	4,830	4,900	5,090	5,270	5,460	5,630	5,780	5,880	5,940
Health/Medical	7,390	7,510	7,720	7,950	8,180	8,390	8,580	8,720	8,830
Services	2,490	2,550	2,720	2,880	3,050	3,200	3,320	3,420	3,460
Food	5,710	5,810	6,000	6,220	6,430	6,630	6,810	6,950	7,050
Other	3,650	3,760	3,790	3,840	3,880	3,940	3,990	4,050	4,100
Government	1,480	1,510	1,560	1,620	1,670	1,730	1,780	1,820	1,860
<b>Total</b>	<b>40,550</b>	<b>41,260</b>	<b>43,220</b>	<b>44,860</b>	<b>46,580</b>	<b>48,130</b>	<b>49,430</b>	<b>50,390</b>	<b>51,050</b>

**Table 14 – Housing Unit Projection for Clovis SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	2,057	1,760	297
2022-2030	5,082	4,348	733
2022-2035	7,382	6,291	1,091
2022-2040	9,238	7,847	1,391
2022-2045	10,948	9,276	1,672
2022-2050	12,220	10,338	1,881
2022-2055	12,936	10,936	2,000
2022-2060	12,699	10,738	1,961

**Table 15 – Population Projection for Clovis SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	126,960	129,054	136,500	142,494	148,314	153,303	156,648	158,002	157,381	30,420	0.6%	100.0%	100.0%
5 and below	9,330	9,401	9,974	10,590	11,157	11,226	10,921	10,688	10,634	1,304	0.3%	7.3%	6.8%
6 to 14	16,949	15,828	14,834	15,350	16,076	17,030	17,421	16,983	16,634	-315	0.0%	13.4%	10.6%
15 to 19	9,676	9,858	9,701	8,427	8,774	9,051	9,571	9,884	9,805	129	0.0%	7.6%	6.2%
20 to 24	8,284	9,132	10,212	9,955	8,656	9,000	9,227	9,662	9,757	1,473	0.4%	6.5%	6.2%
25 to 34	16,041	15,849	17,585	20,130	20,928	19,309	18,172	18,520	18,555	2,513	0.4%	12.6%	11.8%
35 to 44	17,535	17,495	16,996	16,694	18,371	21,018	21,680	19,685	18,975	1,440	0.2%	13.8%	12.1%
45 to 54	15,063	15,622	17,550	18,207	17,536	17,214	18,810	21,177	21,533	6,470	0.9%	11.9%	13.7%
55 to 64	14,130	14,080	14,450	15,724	17,524	18,159	17,346	16,758	16,814	2,684	0.5%	11.1%	10.7%
65 to 74	11,685	12,080	13,115	13,242	13,499	14,698	16,271	16,574	16,247	4,562	0.9%	9.2%	10.3%
75 and above	8,267	9,708	12,083	14,175	15,792	16,598	17,228	18,071	18,427	10,159	2.13%	6.51%	11.71%

**Table 16 – Population Projection for Clovis SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	126,960	129,054	136,500	142,494	148,314	153,303	156,648	158,002	157,381	30,420	0.6%	100.0%	100.0%
White alone, NH	62,082	62,150	63,958	64,834	65,465	65,691	65,308	64,268	63,450	1,368	0.1%	48.9%	40.3%
Hispanic or Latino	38,395	39,807	43,611	47,197	50,861	54,297	57,138	59,186	59,533	21,138	1.2%	30.2%	37.8%
Black or African American alone, NH	2,981	3,017	3,173	3,293	3,407	3,497	3,557	3,588	3,577	596	0.5%	2.3%	2.3%
Asian alone, NH	15,627	16,084	17,290	18,277	19,237	20,088	20,710	21,041	21,001	5,374	0.8%	12.3%	13.3%
Native Hawaiian and Other Pacific Islander alone, NH	275	277	287	292	295	294	287	273	265	-11	-0.1%	0.2%	0.2%
American Indian and Alaska Native alone, NH	793	803	843	870	886	893	889	872	860	66	0.2%	0.6%	0.5%
Some Other Race alone, NH	698	706	739	773	815	850	868	866	857	159	0.5%	0.6%	0.5%
Two or more races, NH	6,108	6,210	6,600	6,957	7,347	7,693	7,891	7,908	7,838	1,730	0.7%	4.8%	5.0%

## Coalinga and SOI

**Table 17 – Population Projection for Coalinga SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	17,290	12,780	4,510	4,304	2.97
2025	17,300	12,780	4,520	4,349	2.94
2030	17,530	13,160	4,370	4,488	2.93
2035	17,770	13,580	4,190	4,631	2.93
2040	17,990	13,960	4,030	4,740	2.95
2045	18,190	14,160	4,030	4,802	2.95
2050	18,320	14,300	4,020	4,850	2.95
2055	18,370	14,340	4,030	4,884	2.94
2060	18,350	14,320	4,030	4,885	2.93
2022-2060 change	1,060	1,550	-490	581	
2022-2060 annual growth rate	0.16%	0.30%	-0.30%	0.33%	

**Table 18 – Job Projection for Coalinga SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	260	260	270	280	300	310	330	340	360
Retail	320	320	330	330	340	340	340	340	340
Office	200	180	180	180	190	200	210	240	280
Education	1,140	1,150	1,170	1,180	1,200	1,210	1,210	1,210	1,190
Health/Medical	450	450	460	460	460	470	470	460	460
Services	40	40	40	40	50	50	50	50	50
Food	260	260	260	270	270	270	270	270	270
Other	250	260	260	270	270	270	280	280	290
Government	2,080	2,100	2,120	2,150	2,180	2,200	2,220	2,220	2,220
<b>Total</b>	<b>5,010</b>	<b>5,020</b>	<b>5,100</b>	<b>5,170</b>	<b>5,250</b>	<b>5,320</b>	<b>5,380</b>	<b>5,420</b>	<b>5,460</b>



**Table 19 – Housing Unit Projection for Coalinga SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	348	157	191
2022-2030	512	231	281
2022-2035	675	320	354
2022-2040	788	388	400
2022-2045	847	427	420
2022-2050	900	461	439
2022-2055	935	484	451
2022-2060	927	479	448

**Table 20 – Population Projection for Coalinga SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	17,294	17,299	17,534	17,767	17,993	18,187	18,317	18,370	18,345	1,051	0.2%	100.0%	100.0%
5 and below	1,073	1,089	1,122	1,170	1,172	1,151	1,126	1,137	1,148	75	0.2%	6.2%	6.3%
6 to 14	1,977	1,757	1,614	1,646	1,727	1,785	1,782	1,750	1,738	-239	-0.3%	11.4%	9.5%
15 to 19	1,073	1,121	1,031	892	905	953	1,012	1,019	1,011	-63	-0.2%	6.2%	5.5%
20 to 24	1,209	1,095	1,112	1,027	895	914	967	1,027	1,035	-174	-0.4%	7.0%	5.6%
25 to 34	3,209	2,955	2,322	2,181	2,133	1,937	1,838	1,916	1,956	-1,253	-1.3%	18.6%	10.7%
35 to 44	2,908	3,041	3,246	2,883	2,295	2,189	2,165	1,976	1,886	-1,021	-1.1%	16.8%	10.3%
45 to 54	2,031	2,196	2,571	2,926	3,160	2,845	2,296	2,205	2,225	194	0.2%	11.7%	12.1%
55 to 64	2,060	1,923	1,867	2,039	2,412	2,780	3,037	2,742	2,497	437	0.5%	11.9%	13.6%
65 to 74	1,153	1,417	1,691	1,649	1,623	1,807	2,159	2,493	2,620	1,468	2.2%	6.7%	14.3%
75 and above	601	705	958	1,354	1,671	1,826	1,935	2,104	2,229	1,628	3.51%	3.47%	12.15%

**Table 21 – Population Projection for Coalinga SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	17,294	17,299	17,534	17,767	17,993	18,187	18,317	18,370	18,345	1,051	0.2%	100.0%	100.0%
White alone, NH	4,717	4,615	4,481	4,325	4,160	3,989	3,810	3,631	3,557	-1,160	-0.7%	27.3%	19.4%
Hispanic or Latino	11,069	11,200	11,604	12,033	12,474	12,883	13,236	13,513	13,581	2,512	0.5%	64.0%	74.0%
Black or African American alone, NH	607	592	563	533	503	474	446	420	409	-198	-1.0%	3.5%	2.2%
Asian alone, NH	362	362	366	367	359	357	358	359	358	-4	0.0%	2.1%	2.0%
Native Hawaiian and Other Pacific Islander alone, NH	24	24	23	22	21	20	19	18	17	-8	-1.0%	0.1%	0.1%
American Indian and Alaska Native alone, NH	110	106	100	94	87	81	72	64	61	-49	-1.6%	0.6%	0.3%
Some Other Race alone, NH	65	63	60	56	53	50	47	44	42	-23	-1.1%	0.4%	0.2%
Two or more races, NH	340	338	338	337	336	334	329	323	320	-19	-0.2%	2.0%	1.7%

## Firebaugh and SOI

**Table 22 – Population Projection for Firebaugh SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	8,420	8,400	20	2,238	3.75
2025	8,410	8,400	10	2,266	3.71
2030	8,670	8,660	10	2,342	3.70
2035	8,830	8,820	10	2,392	3.69
2040	8,990	8,970	20	2,422	3.70
2045	9,120	9,100	20	2,449	3.72
2050	9,210	9,190	20	2,474	3.71
2055	9,250	9,230	20	2,493	3.70
2060	9,230	9,210	20	2,493	3.69
2022-2060 change	810	810	0	256	
2022-2060 annual growth rate	0.24%	0.24%	0.00%	0.28%	

**Table 23 – Job Projection for Firebaugh SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	1,310	1,300	1,370	1,430	1,510	1,580	1,650	1,720	1,800
Retail	100	100	100	110	110	120	120	130	130
Office	60	-20	30	50	80	100	110	110	100
Education	270	270	290	300	310	330	340	350	360
Health/Medical	130	130	140	150	150	160	160	170	170
Services	50	50	60	60	70	70	80	80	80
Food	100	100	110	110	120	120	130	130	140
Other	140	140	140	150	150	150	150	150	160
Government	80	80	80	80	90	90	100	100	100
<b>Total</b>	<b>2,230</b>	<b>2,160</b>	<b>2,320</b>	<b>2,450</b>	<b>2,590</b>	<b>2,720</b>	<b>2,840</b>	<b>2,950</b>	<b>3,050</b>

**Table 24 – Housing Unit Projection for Firebaugh SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	328	217	110
2022-2030	418	277	141
2022-2035	468	314	154
2022-2040	498	337	160
2022-2045	530	364	166
2022-2050	557	386	171
2022-2055	578	403	175
2022-2060	573	399	174

**Table 25 – Population Projection for Firebaugh SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	8,417	8,413	8,671	8,831	8,987	9,120	9,209	9,246	9,229	812	0.2%	100.0%	100.0%
5 and below	692	676	727	773	777	747	707	679	679	-13	-0.1%	8.2%	7.4%
6 to 14	1,376	1,201	1,055	1,026	1,097	1,146	1,130	1,077	1,049	-327	-0.7%	16.3%	11.4%
15 to 19	762	779	685	595	542	579	627	631	624	-139	-0.5%	9.1%	6.8%
20 to 24	695	726	769	668	583	535	574	621	624	-71	-0.3%	8.3%	6.8%
25 to 34	1,206	1,253	1,334	1,445	1,387	1,218	1,096	1,089	1,119	-87	-0.2%	14.3%	12.1%
35 to 44	975	970	1,121	1,196	1,265	1,386	1,342	1,183	1,091	116	0.3%	11.6%	11.8%
45 to 54	916	903	900	916	1,051	1,133	1,210	1,330	1,357	441	1.0%	10.9%	14.7%
55 to 64	915	903	835	824	814	839	972	1,049	1,065	150	0.4%	10.9%	11.5%
65 to 74	527	629	769	771	710	709	705	731	781	254	1.0%	6.3%	8.5%
75 and above	353	373	477	618	761	829	846	856	840	487	2.31%	4.19%	9.10%

**Table 26 – Population Projection for Firebaugh SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	8,417	8,413	8,671	8,831	8,987	9,120	9,209	9,246	9,229	812	0.2%	100.0%	100.0%
White alone, NH	522	506	496	484	475	467	462	449	443	-79	-0.4%	6.2%	4.8%
Hispanic or Latino	7,786	7,804	8,075	8,245	8,409	8,554	8,658	8,715	8,708	922	0.3%	92.5%	94.4%
Black or African American alone, NH	30	28	25	22	19	16	14	12	11	-19	-2.6%	0.4%	0.1%
Asian alone, NH	16	15	14	13	12	10	9	7	7	-9	-2.3%	0.2%	0.1%
Native Hawaiian and Other Pacific Islander alone, NH	3	3	3	2	2	2	2	1	1	-2	-2.2%	0.0%	0.0%
American Indian and Alaska Native alone, NH	3	3	3	2	2	2	1	1	0	-3	-5.4%	0.0%	0.0%
Some Other Race alone, NH	27	26	30	38	46	49	47	46	45	17	1.3%	0.3%	0.5%
Two or more races, NH	30	28	26	24	22	20	17	15	14	-16	-2.0%	0.4%	0.2%

## Fowler and SOI

**Table 27 – Population Projection for Fowler SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	7,310	7,250	60	2,271	3.19
2025	7,660	7,600	60	2,370	3.21
2030	8,240	8,180	60	2,574	3.18
2035	8,910	8,840	70	2,782	3.18
2040	9,550	9,480	70	2,972	3.19
2045	10,110	10,030	80	3,140	3.19
2050	10,480	10,400	80	3,266	3.18
2055	10,630	10,550	80	3,336	3.16
2060	10,560	10,480	80	3,330	3.15
2022-2060 change	3,250	3,230	20	1,059	
2022-2060 annual growth rate	0.97%	0.97%	0.76%	1.01%	

**Table 28 – Job Projection for Fowler SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	1,260	1,320	1,380	1,500	1,640	1,780	1,920	2,060	2,200
Retail	130	140	150	160	170	180	200	210	220
Office	310	370	440	510	590	640	650	630	580
Education	330	340	350	360	370	380	390	400	410
Health/Medical	380	380	390	410	430	450	480	500	520
Services	70	80	80	90	100	110	120	130	140
Food	220	240	260	290	320	350	400	430	460
Other	1,240	1,270	1,280	1,300	1,310	1,330	1,350	1,370	1,390
Government	50	50	60	60	70	70	80	80	90
<b>Total</b>	<b>3,990</b>	<b>4,190</b>	<b>4,390</b>	<b>4,680</b>	<b>5,000</b>	<b>5,290</b>	<b>5,590</b>	<b>5,810</b>	<b>6,010</b>

**Table 29 – Housing Unit Projection for Fowler SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	215	206	10
2022-2030	422	403	19
2022-2035	647	578	69
2022-2040	844	714	130
2022-2045	1,019	819	200
2022-2050	1,143	893	250
2022-2055	1,205	931	275
2022-2060	1,182	917	266

**Table 30 – Population Projection for Fowler SOI by Age, 2022-2060**

Age Group	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	7,306	7,658	8,245	8,909	9,555	10,108	10,479	10,629	10,560	3,254	1.0%	100.0%	100.0%	
5 and below	528	560	633	715	775	776	762	751	746	217	0.9%	7.2%	7.1%	
6 to 14	1,013	948	859	974	1,086	1,198	1,225	1,182	1,155	142	0.3%	13.9%	10.9%	
15 to 19	628	624	619	481	556	612	678	701	685	57	0.2%	8.6%	6.5%	
20 to 24	518	628	652	650	504	579	630	685	696	178	0.8%	7.1%	6.6%	
25 to 34	922	904	1,149	1,371	1,395	1,231	1,132	1,234	1,253	331	0.8%	12.6%	11.9%	
35 to 44	987	1,045	1,011	985	1,253	1,483	1,480	1,266	1,168	182	0.4%	13.5%	11.1%	
45 to 54	920	967	1,034	1,124	1,089	1,052	1,315	1,508	1,529	609	1.3%	12.6%	14.5%	
55 to 64	798	823	925	1,005	1,078	1,162	1,102	1,035	1,096	299	0.8%	10.9%	10.4%	
65 to 74	588	672	753	802	903	973	1,025	1,071	1,042	454	1.5%	8.1%	9.9%	
75 and above	403	487	610	800	917	1,041	1,130	1,196	1,190	787	2.89%	5.52%	11.26%	

**Table 31 – Population Projection for Fowler SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	7,306	7,658	8,245	8,909	9,555	10,108	10,479	10,629	10,560	3,254	1.0%	100.0%	100.0%	
White alone, NH	1,246	1,268	1,297	1,335	1,371	1,393	1,393	1,354	1,323	77	0.2%	17.1%	12.5%	
Hispanic or Latino	4,881	5,161	5,645	6,192	6,731	7,205	7,543	7,731	7,712	2,831	1.2%	66.8%	73.0%	
Black or African American alone, NH	94	98	104	113	121	128	134	138	137	43	1.0%	1.3%	1.3%	
Asian alone, NH	926	969	1,035	1,105	1,168	1,211	1,234	1,235	1,223	297	0.7%	12.7%	11.6%	
Native Hawaiian and Other Pacific Islander alone, NH	0	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%	
American Indian and Alaska Native alone, NH	28	29	30	31	31	31	31	29	28	0	0.0%	0.4%	0.3%	
Some Other Race alone, NH	41	42	42	42	41	39	36	33	31	-10	-0.8%	0.6%	0.3%	
Two or more races, NH	89	91	92	92	91	100	106	109	105	16	0.4%	1.2%	1.0%	

## Fresno and SOI

The projection for Fresno SOI contains approximately 38,000 population of county islands.

**Table 32 – Population Projection for Fresno SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	592,280	581,180	11,100	195,577	2.97
2025	595,370	584,200	11,170	196,768	2.97
2030	605,800	594,040	11,760	202,552	2.93
2035	617,840	605,820	12,020	207,099	2.93
2040	629,520	617,280	12,240	209,921	2.94
2045	639,540	627,100	12,440	212,530	2.95
2050	646,260	633,690	12,570	214,848	2.95
2055	648,980	636,360	12,620	216,601	2.94
2060	647,730	635,130	12,600	216,595	2.93
2022-2060 change	55,450	53,960	1,490	21,017	
2022-2060 annual growth rate	0.24%	0.23%	0.33%	0.27%	

**Table 33 –Job Projection for Fresno SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	40,480	40,240	42,380	44,400	46,650	48,790	51,040	53,360	55,850
Retail	25,660	25,820	26,240	26,650	27,050	27,440	27,640	27,650	27,600
Office	39,760	38,630	39,250	40,170	41,220	42,320	43,630	45,200	46,990
Education	23,700	23,810	24,260	24,640	25,080	25,390	25,580	25,530	25,310
Health/Medical	59,070	59,340	59,890	60,510	61,120	61,570	61,780	61,680	61,280
Services	13,400	13,560	14,180	14,730	15,330	15,790	16,100	16,270	16,170
Food	21,580	21,720	22,040	22,430	22,740	23,040	23,220	23,260	23,170
Other	18,950	19,500	19,670	19,900	20,120	20,430	20,710	20,990	21,280
Government	17,620	17,800	18,040	18,350	18,660	18,890	19,110	19,200	19,210
<b>Total</b>	<b>260,210</b>	<b>260,420</b>	<b>265,950</b>	<b>271,760</b>	<b>277,970</b>	<b>283,670</b>	<b>288,820</b>	<b>293,150</b>	<b>296,870</b>

**Table 34 – Housing Unit Projection for Fresno SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	16,282	11,704	4,578
2022-2030	23,527	16,912	6,615
2022-2035	28,025	19,546	8,478
2022-2040	30,823	20,999	9,824
2022-2045	33,758	22,328	11,430
2022-2050	36,247	23,454	12,793
2022-2055	38,062	24,276	13,786
2022-2060	37,598	24,066	13,532

**Table 35 – Population Projection for Fresno SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	592,284	595,370	605,799	617,835	629,523	639,541	646,258	648,977	647,729	55,446	0.2%	100.0%	100.0%
5 and below	50,339	50,435	50,503	49,991	49,602	49,017	48,381	48,006	47,853	-2,485	-0.1%	8.5%	7.4%
6 to 14	83,674	78,940	74,001	74,963	74,735	74,451	73,722	72,455	71,815	-11,859	-0.4%	14.1%	11.1%
15 to 19	44,581	45,921	44,807	40,135	41,456	41,505	41,323	40,874	40,493	-4,088	-0.3%	7.5%	6.3%
20 to 24	43,761	42,490	45,072	44,337	39,906	41,321	41,314	40,976	40,705	-3,055	-0.2%	7.4%	6.3%
25 to 34	92,318	89,311	84,116	85,600	88,148	83,441	80,469	81,495	81,087	-11,231	-0.3%	15.6%	12.5%
35 to 44	78,821	83,345	87,265	85,896	81,952	84,005	86,589	81,535	79,576	755	0.0%	13.3%	12.3%
45 to 54	61,597	62,907	70,551	79,196	83,985	83,238	79,506	81,094	82,316	20,719	0.8%	10.4%	12.7%
55 to 64	59,394	57,861	55,726	57,763	65,689	74,233	78,777	77,603	75,365	15,971	0.6%	10.0%	11.6%
65 to 74	46,361	48,515	50,411	49,529	48,397	50,623	57,734	64,847	66,891	20,529	1.0%	7.8%	10.3%
75 and above	31,438	35,644	43,348	50,425	55,652	57,705	58,443	60,092	61,630	30,192	1.79%	5.31%	9.51%

**Table 36 – Population Projection for Fresno SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	592,284	595,370	605,799	617,835	629,523	639,541	646,258	648,977	647,729	55,446	0.2%	100.0%	100.0%
White alone, NH	142,319	138,680	133,694	128,622	123,246	117,925	112,940	108,406	106,482	-35,837	-0.8%	24.0%	16.4%
Hispanic or Latino	303,595	309,286	322,138	336,621	351,117	364,132	374,287	381,156	382,314	78,718	0.6%	51.3%	59.0%
Black or African American alone, NH	38,479	38,450	38,679	39,067	39,529	39,977	40,293	40,404	40,318	1,839	0.1%	6.5%	6.2%
Asian alone, NH	82,027	83,086	85,155	87,008	88,707	90,298	91,559	92,229	92,126	10,099	0.3%	13.8%	14.2%
Native Hawaiian and Other Pacific Islander alone, NH	810	818	830	837	841	842	837	824	817	7	0.0%	0.1%	0.1%
American Indian and Alaska Native alone, NH	3,886	3,864	3,856	3,842	3,818	3,771	3,691	3,583	3,528	-358	-0.3%	0.7%	0.5%
Some Other Race alone, NH	3,183	3,200	3,248	3,309	3,374	3,436	3,473	3,466	3,445	262	0.2%	0.5%	0.5%
Two or more races, NH	17,984	17,985	18,198	18,529	18,892	19,161	19,179	18,910	18,699	715	0.1%	3.0%	2.9%

## Huron and SOI

**Table 37 – Population Projection for Huron SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	6,170	6,170	0	1,588	3.89
2025	6,230	6,230	0	1,620	3.85
2030	6,260	6,260	0	1,645	3.81
2035	6,390	6,390	0	1,675	3.81
2040	6,520	6,520	0	1,700	3.84
2045	6,630	6,630	0	1,723	3.85
2050	6,710	6,710	0	1,743	3.85
2055	6,740	6,740	0	1,758	3.83
2060	6,720	6,720	0	1,758	3.82
2022-2060 change	550	550	0	170	
2022-2060 annual growth rate	0.22%	0.22%	-	0.27%	

**Table 38 – Job Projection for Huron SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	250	250	260	270	290	300	310	330	340
Retail	90	90	100	110	120	130	140	150	160
Office	10	40	30	40	50	60	60	40	30
Education	20	20	20	20	20	20	20	30	30
Health/Medical	100	100	110	120	130	140	150	160	170
Services	10	10	10	10	10	10	20	20	20
Food	10	10	10	10	10	10	10	10	10
Other	570	580	590	600	600	610	620	630	640
Government	40	40	50	50	60	60	70	70	80
<b>Total</b>	<b>1,080</b>	<b>1,140</b>	<b>1,170</b>	<b>1,230</b>	<b>1,280</b>	<b>1,340</b>	<b>1,390</b>	<b>1,430</b>	<b>1,460</b>



**Table 39 – Housing Unit Projection for Huron SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	469	175	294
2022-2030	484	180	303
2022-2035	527	197	330
2022-2040	555	209	347
2022-2045	584	220	364
2022-2050	608	230	378
2022-2055	625	237	388
2022-2060	621	235	385

**Table 40 – Population Projection for Huron SOI by Age, 2022-2060**

Age Group	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	6,167	6,235	6,258	6,392	6,521	6,632	6,707	6,737	6,723	556	0.2%	100.0%	100.0%	
5 and below	601	523	528	584	614	608	555	516	507	-94	-0.4%	9.7%	7.5%	
6 to 14	1,119	1,006	819	723	800	868	894	852	820	-299	-0.8%	18.1%	12.2%	
15 to 19	578	661	562	496	373	412	461	487	489	-89	-0.4%	9.4%	7.3%	
20 to 24	458	524	631	545	482	363	404	453	464	6	0.0%	7.4%	6.9%	
25 to 34	865	826	893	1,096	1,122	984	816	746	778	-87	-0.3%	14.0%	11.6%	
35 to 44	790	831	820	760	834	1,030	1,065	941	872	83	0.3%	12.8%	13.0%	
45 to 54	642	658	672	755	757	705	783	974	988	346	1.1%	10.4%	14.7%	
55 to 64	579	568	563	578	600	677	685	643	649	71	0.3%	9.4%	9.7%	
65 to 74	355	417	485	464	471	487	510	578	596	241	1.4%	5.8%	8.9%	
75 and above	182	222	285	391	468	499	533	548	559	377	3.00%	2.95%	8.32%	

**Table 41 – Population Projection for Huron SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	6,167	6,235	6,258	6,392	6,521	6,632	6,707	6,737	6,723	556	0.2%	100.0%	100.0%	
White alone, NH	154	154	153	154	154	155	155	156	156	2	0.0%	2.5%	2.3%	
Hispanic or Latino	5,904	5,975	6,001	6,130	6,256	6,365	6,445	6,481	6,470	566	0.2%	95.7%	96.2%	
Black or African American alone, NH	26	25	23	21	19	17	15	13	13	-14	-1.9%	0.4%	0.2%	
Asian alone, NH	44	43	46	53	60	66	63	60	59	15	0.8%	0.7%	0.9%	
Native Hawaiian and Other Pacific Islander alone, NH	0	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%	
American Indian and Alaska Native alone, NH	11	11	10	9	9	8	8	7	7	-4	-1.3%	0.2%	0.1%	
Some Other Race alone, NH	8	8	7	7	7	7	6	6	6	-2	-0.6%	0.1%	0.1%	
Two or more races, NH	20	20	19	18	16	15	14	13	13	-8	-1.2%	0.3%	0.2%	

## Kerman and SOI

**Table 42 – Population Projection for Kerman SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	16,830	16,820	10	4,705	3.57
2025	17,360	17,350	10	4,865	3.57
2030	18,510	18,500	10	5,222	3.54
2035	19,650	19,640	10	5,553	3.54
2040	20,750	20,740	10	5,840	3.55
2045	21,700	21,690	10	6,095	3.56
2050	22,340	22,330	10	6,289	3.55
2055	22,600	22,590	10	6,401	3.53
2060	22,480	22,470	10	6,393	3.51
2022-2060 change	5,650	5,650	0	1,688	
2022-2060 annual growth rate	0.76%	0.77%	0.00%	0.81%	

**Table 43 – Job Projection for Kerman SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	460	460	480	510	530	560	580	610	640
Retail	680	710	760	810	870	920	980	1,030	1,080
Office	230	350	440	510	590	630	620	560	460
Education	630	660	700	750	810	860	910	960	1,000
Health/Medical	460	480	510	540	570	610	640	670	700
Services	70	80	80	90	100	110	120	120	130
Food	350	360	380	410	440	470	490	520	550
Other	1,200	1,230	1,240	1,260	1,270	1,290	1,310	1,330	1,340
Government	240	250	260	280	300	320	340	360	380
<b>Total</b>	<b>4,320</b>	<b>4,560</b>	<b>4,860</b>	<b>5,160</b>	<b>5,470</b>	<b>5,760</b>	<b>5,990</b>	<b>6,170</b>	<b>6,280</b>

**Table 44 – Housing Unit Projection for Kerman SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	964	910	54
2022-2030	1,363	1,286	77
2022-2035	1,737	1,613	125
2022-2040	2,056	1,879	177
2022-2045	2,343	2,109	234
2022-2050	2,550	2,274	276
2022-2055	2,659	2,361	298
2022-2060	2,620	2,330	290

**Table 45 – Population Projection for Kerman SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	16,826	17,356	18,507	19,647	20,754	21,703	22,340	22,597	22,479	5,653	0.8%	100.0%	100.0%
5 and below	1,403	1,432	1,573	1,743	1,832	1,800	1,708	1,664	1,658	255	0.4%	8.3%	7.4%
6 to 14	2,708	2,441	2,231	2,313	2,557	2,764	2,785	2,633	2,545	-164	-0.2%	16.1%	11.3%
15 to 19	1,575	1,659	1,475	1,281	1,270	1,394	1,531	1,564	1,534	-41	-0.1%	9.4%	6.8%
20 to 24	1,344	1,517	1,692	1,499	1,302	1,290	1,405	1,522	1,534	190	0.3%	8.0%	6.8%
25 to 34	2,243	2,331	2,733	3,283	3,261	2,860	2,623	2,681	2,742	499	0.5%	13.3%	12.2%
35 to 44	2,341	2,328	2,340	2,395	2,798	3,357	3,305	2,838	2,714	373	0.4%	13.9%	12.1%
45 to 54	1,837	1,985	2,276	2,364	2,368	2,420	2,806	3,295	3,203	1,367	1.5%	10.9%	14.3%
55 to 64	1,464	1,505	1,636	1,951	2,227	2,308	2,292	2,294	2,390	926	1.3%	8.7%	10.6%
65 to 74	1,241	1,328	1,403	1,386	1,504	1,791	2,026	2,052	2,012	771	1.3%	7.4%	8.9%
75 and above	671	831	1,149	1,432	1,634	1,721	1,859	2,054	2,148	1,477	3.11%	3.99%	9.56%

**Table 46 – Population Projection for Kerman SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	16,826	17,356	18,507	19,647	20,754	21,703	22,340	22,597	22,479	5,653	0.8%	100.0%	100.0%
White alone, NH	2,024	2,016	2,028	2,025	2,010	1,974	1,912	1,838	1,797	-227	-0.3%	12.0%	8.0%
Hispanic or Latino	13,198	13,713	14,798	15,878	16,957	17,920	18,624	18,985	18,932	5,734	1.0%	78.4%	84.2%
Black or African American alone, NH	66	64	61	68	75	78	73	69	66	0	0.0%	0.4%	0.3%
Asian alone, NH	1,217	1,241	1,290	1,333	1,358	1,368	1,361	1,334	1,316	99	0.2%	7.2%	5.9%
Native Hawaiian and Other Pacific Islander alone, NH	1	1	1	1	1	1	1	1	1	0	0.1%	0.0%	0.0%
American Indian and Alaska Native alone, NH	42	41	40	38	36	34	31	28	26	-15	-1.2%	0.2%	0.1%
Some Other Race alone, NH	90	89	90	97	103	109	115	119	120	29	0.7%	0.5%	0.5%
Two or more races, NH	189	191	199	206	214	219	222	223	221	32	0.4%	1.1%	1.0%

## Kingsburg and SOI

**Table 47 – Population Projection for Kingsburg SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	12,750	12,670	80	4,441	2.85
2025	13,210	13,110	100	4,607	2.85
2030	13,750	13,650	100	4,857	2.81
2035	14,550	14,450	100	5,128	2.82
2040	15,340	15,230	110	5,381	2.83
2045	16,010	15,900	110	5,605	2.84
2050	16,460	16,350	110	5,777	2.83
2055	16,650	16,530	120	5,876	2.81
2060	16,560	16,440	120	5,869	2.80
2022-2060 change	3,810	3,780	30	1,428	
2022-2060 annual growth rate	0.69%	0.69%	1.07%	0.74%	

**Table 48 – Job Projection for Kingsburg SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	1,690	1,680	1,770	1,850	1,950	2,040	2,130	2,230	2,330
Retail	810	830	870	910	960	1,000	1,040	1,080	1,110
Office	450	450	480	560	650	710	740	730	690
Education	450	460	480	510	530	560	580	600	610
Health/Medical	520	530	550	570	600	620	650	670	680
Services	110	110	120	130	140	150	160	160	170
Food	510	520	550	570	600	630	650	680	700
Other	590	600	610	620	620	630	640	650	660
Government	130	130	140	150	150	160	170	170	180
<b>Total</b>	<b>5,240</b>	<b>5,320</b>	<b>5,580</b>	<b>5,880</b>	<b>6,210</b>	<b>6,500</b>	<b>6,760</b>	<b>6,970</b>	<b>7,140</b>

**Table 49 – Housing Unit Projection for Kingsburg SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	381	265	116
2022-2030	602	419	184
2022-2035	910	644	266
2022-2040	1,170	839	330
2022-2045	1,404	1,020	384
2022-2050	1,574	1,151	423
2022-2055	1,664	1,220	444
2022-2060	1,632	1,195	437

**Table 50 – Population Projection for Kingsburg SOI by Age, 2022-2060**

Age Group	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	12,754	13,206	13,746	14,555	15,340	16,013	16,464	16,647	16,563	3,809	0.7%	100.0%	100.0%	
5 and below	913	956	1,025	1,102	1,161	1,160	1,145	1,144	1,145	232	0.6%	7.2%	6.9%	
6 to 14	1,679	1,572	1,473	1,576	1,702	1,811	1,835	1,779	1,742	63	0.1%	13.2%	10.5%	
15 to 19	974	1,005	947	852	903	973	1,031	1,052	1,034	60	0.2%	7.6%	6.2%	
20 to 24	838	967	1,027	988	888	938	1,000	1,044	1,048	210	0.6%	6.6%	6.3%	
25 to 34	1,575	1,614	1,800	2,096	2,141	1,987	1,907	1,983	2,004	428	0.6%	12.4%	12.1%	
35 to 44	1,602	1,662	1,677	1,706	1,940	2,251	2,267	2,048	1,972	370	0.5%	12.6%	11.9%	
45 to 54	1,442	1,502	1,606	1,735	1,786	1,810	2,032	2,293	2,299	856	1.2%	11.3%	13.9%	
55 to 64	1,486	1,501	1,438	1,516	1,653	1,778	1,805	1,783	1,781	295	0.5%	11.6%	10.8%	
65 to 74	1,285	1,336	1,401	1,418	1,387	1,457	1,566	1,640	1,639	354	0.6%	10.1%	9.9%	
75 and above	960	1,090	1,351	1,566	1,780	1,848	1,876	1,881	1,899	939	1.81%	7.53%	11.46%	

**Table 51 – Population Projection for Kingsburg SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	12,754	13,206	13,746	14,555	15,340	16,013	16,464	16,647	16,563	3,809	0.7%	100.0%	100.0%	
White alone, NH	5,593	5,680	5,712	5,841	5,954	6,028	6,021	5,924	5,833	239	0.1%	43.9%	35.2%	
Hispanic or Latino	6,115	6,437	6,892	7,506	8,127	8,695	9,136	9,418	9,438	3,323	1.1%	47.9%	57.0%	
Black or African American alone, NH	46	45	42	40	38	36	32	29	27	-20	-1.4%	0.4%	0.2%	
Asian alone, NH	409	431	464	499	526	542	555	564	564	155	0.8%	3.2%	3.4%	
Native Hawaiian and Other Pacific Islander alone, NH	12	12	12	12	12	12	12	12	11	-1	-0.2%	0.1%	0.1%	
American Indian and Alaska Native alone, NH	47	47	45	43	41	38	35	31	29	-18	-1.3%	0.4%	0.2%	
Some Other Race alone, NH	89	96	107	119	132	135	138	144	144	55	1.3%	0.7%	0.9%	
Two or more races, NH	442	458	473	494	510	527	535	526	517	74	0.4%	3.5%	3.1%	

## Mendota and SOI

**Table 52 – Population Projection for Mendota SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	12,500	12,500	0	2,851	4.38
2025	12,530	12,530	0	2,890	4.34
2030	13,070	13,070	0	3,017	4.33
2035	13,400	13,400	0	3,106	4.31
2040	13,710	13,710	0	3,163	4.33
2045	13,980	13,980	0	3,215	4.35
2050	14,170	14,170	0	3,259	4.35
2055	14,240	14,240	0	3,290	4.33
2060	14,210	14,210	0	3,289	4.32
2022-2060 change	1,710	1,710	0	439	
2022-2060 annual growth rate	0.34%	0.34%	-	0.38%	

**Table 53 – Job Projection for Mendota SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	330	330	350	370	380	400	420	440	460
Retail	180	180	190	200	210	220	220	230	240
Office	30	-10	50	70	90	100	90	90	70
Education	450	460	480	500	520	540	560	570	580
Health/Medical	180	180	190	190	200	210	210	220	220
Services	10	10	10	10	10	10	10	10	10
Food	130	130	140	140	150	150	160	160	170
Other	70	70	70	70	70	70	70	80	80
Government	450	460	480	500	520	540	560	580	600
<b>Total</b>	<b>1,830</b>	<b>1,820</b>	<b>1,960</b>	<b>2,060</b>	<b>2,160</b>	<b>2,250</b>	<b>2,330</b>	<b>2,390</b>	<b>2,430</b>

**Table 54 – Housing Unit Projection for Mendota SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	880	809	71
2022-2030	1,049	964	85
2022-2035	1,144	1,041	103
2022-2040	1,209	1,090	119
2022-2045	1,274	1,135	139
2022-2050	1,326	1,172	154
2022-2055	1,361	1,196	165
2022-2060	1,351	1,189	162

**Table 55 – Population Projection for Mendota SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	12,497	12,529	13,069	13,396	13,712	13,984	14,166	14,239	14,206	1,709	0.3%	100.0%	100.0%
5 and below	1,285	1,092	1,116	1,191	1,250	1,237	1,160	1,086	1,065	-220	-0.5%	10.3%	7.5%
6 to 14	2,276	2,186	1,840	1,571	1,665	1,773	1,818	1,755	1,703	-572	-0.8%	18.2%	12.0%
15 to 19	1,123	1,172	1,230	1,121	828	873	939	989	991	-132	-0.3%	9.0%	7.0%
20 to 24	1,073	1,106	1,160	1,197	1,092	810	855	921	945	-128	-0.3%	8.6%	6.7%
25 to 34	1,883	1,824	2,024	2,188	2,259	2,200	1,834	1,613	1,648	-235	-0.4%	15.1%	11.6%
35 to 44	1,655	1,710	1,751	1,741	1,901	2,063	2,145	2,096	1,930	275	0.4%	13.2%	13.6%
45 to 54	1,269	1,345	1,511	1,614	1,625	1,623	1,784	1,943	1,959	690	1.1%	10.2%	13.8%
55 to 64	1,020	1,042	1,099	1,226	1,355	1,453	1,472	1,475	1,578	557	1.2%	8.2%	11.1%
65 to 74	591	674	836	887	923	1,036	1,151	1,240	1,210	619	1.9%	4.7%	8.5%
75 and above	322	377	501	659	813	916	1,007	1,122	1,176	855	3.47%	2.57%	8.28%

**Table 56 – Population Projection for Mendota SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	12,497	12,529	13,069	13,396	13,712	13,984	14,166	14,239	14,206	1,709	0.3%	100.0%	100.0%
White alone, NH	294	285	284	286	298	312	321	322	318	25	0.2%	2.4%	2.2%
Hispanic or Latino	12,079	12,126	12,671	13,002	13,313	13,577	13,758	13,838	13,810	1,731	0.4%	96.7%	97.2%
Black or African American alone, NH	5	5	5	5	5	5	5	4	4	-1	-0.7%	0.0%	0.0%
Asian alone, NH	14	13	13	12	10	9	8	7	6	-8	-2.0%	0.1%	0.0%
Native Hawaiian and Other Pacific Islander alone, NH	1	1	1	1	1	1	1	1	1	0	-0.4%	0.0%	0.0%
American Indian and Alaska Native alone, NH	22	20	19	17	15	13	11	10	9	-12	-2.2%	0.2%	0.1%
Some Other Race alone, NH	37	36	35	34	32	31	29	27	26	-11	-1.0%	0.3%	0.2%
Two or more races, NH	44	43	42	40	38	36	34	31	30	-14	-1.0%	0.4%	0.2%

# Orange Cove and SOI

**Table 57 – Population Projection for Orange Cove SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	9,590	9,590	0	2,439	3.93
2025	9,600	9,600	0	2,466	3.89
2030	9,670	9,670	0	2,501	3.87
2035	9,780	9,780	0	2,530	3.87
2040	9,890	9,890	0	2,544	3.89
2045	9,990	9,990	0	2,559	3.90
2050	10,050	10,050	0	2,574	3.90
2055	10,070	10,070	0	2,590	3.89
2060	10,060	10,060	0	2,590	3.88
2022-2060 change	470	470	0	151	
2022-2060 annual growth rate	0.13%	0.13%	-	0.16%	

**Table 58 – Job Projection for Orange Cove SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	50	50	50	60	60	60	60	70	70
Retail	130	130	130	140	140	140	150	150	150
Office	30	30	30	30	40	50	50	60	60
Education	220	220	230	230	240	250	250	250	250
Health/Medical	290	290	300	310	310	320	320	320	330
Services	0	0	0	0	0	0	0	0	0
Food	20	20	20	30	30	30	30	30	30
Other	120	120	120	120	120	130	130	130	130
Government	100	100	100	100	110	110	110	110	110
<b>Total</b>	<b>960</b>	<b>970</b>	<b>990</b>	<b>1,020</b>	<b>1,050</b>	<b>1,080</b>	<b>1,100</b>	<b>1,120</b>	<b>1,130</b>



**Table 59 – Housing Unit Projection for Orange Cove SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	447	250	197
2022-2030	479	268	211
2022-2035	512	289	224
2022-2040	525	297	228
2022-2045	543	309	234
2022-2050	562	322	240
2022-2055	580	334	246
2022-2060	576	332	245

**Table 60 – Population Projection for Orange Cove SOI by Age, 2022-2060**

Age Group	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	9,589	9,601	9,672	9,784	9,892	9,985	10,047	10,073	10,061	10,061	472	0.1%	100.0%	100.0%
5 and below	900	835	886	928	918	860	802	770	765	765	-135	-0.4%	9.4%	7.6%
6 to 14	1,695	1,516	1,265	1,207	1,290	1,327	1,289	1,209	1,178	1,178	-517	-1.0%	17.7%	11.7%
15 to 19	986	997	843	709	618	674	715	712	697	697	-289	-0.9%	10.3%	6.9%
20 to 24	849	900	951	808	684	600	658	700	704	704	-144	-0.5%	8.8%	7.0%
25 to 34	1,277	1,392	1,555	1,731	1,653	1,416	1,231	1,214	1,255	1,255	-22	0.0%	13.3%	12.5%
35 to 44	1,183	1,129	1,150	1,262	1,425	1,605	1,553	1,340	1,256	1,256	73	0.2%	12.3%	12.5%
45 to 54	974	1,006	1,053	1,012	1,042	1,158	1,325	1,502	1,499	1,499	525	1.1%	10.2%	14.9%
55 to 64	812	849	841	873	922	896	936	1,047	1,094	1,094	282	0.8%	8.5%	10.9%
65 to 74	551	596	660	690	691	728	777	759	767	767	216	0.9%	5.7%	7.6%
75 and above	364	382	467	563	651	721	761	819	847	847	483	2.25%	3.80%	8.42%

**Table 61 – Population Projection for Orange Cove SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	9,589	9,601	9,672	9,784	9,892	9,985	10,047	10,073	10,061	10,061	472	0.1%	100.0%	100.0%
White alone, NH	323	309	290	275	261	245	233	224	220	220	-103	-1.0%	3.4%	2.2%
Hispanic or Latino	9,112	9,147	9,253	9,394	9,531	9,652	9,737	9,781	9,776	9,776	664	0.2%	95.0%	97.2%
Black or African American alone, NH	23	21	17	14	11	10	8	6	6	6	-17	-3.5%	0.2%	0.1%
Asian alone, NH	62	58	51	43	37	32	27	24	23	23	-39	-2.6%	0.6%	0.2%
Native Hawaiian and Other Pacific Islander alone, NH	5	4	4	4	3	3	3	3	3	3	-2	-1.6%	0.0%	0.0%
American Indian and Alaska Native alone, NH	12	11	10	9	8	7	6	6	5	5	-6	-2.1%	0.1%	0.1%
Some Other Race alone, NH	4	4	3	3	3	3	2	2	2	2	-2	-2.3%	0.0%	0.0%
Two or more races, NH	49	47	44	41	37	34	31	28	27	27	-22	-1.6%	0.5%	0.3%

## Parlier and SOI

**Table 62 – Population Projection for Parlier SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	15,030	15,030	0	3,768	3.99
2025	15,040	15,040	0	3,806	3.95
2030	15,060	15,060	0	3,840	3.92
2035	15,200	15,200	0	3,872	3.93
2040	15,340	15,340	0	3,886	3.95
2045	15,450	15,450	0	3,901	3.96
2050	15,530	15,530	0	3,920	3.96
2055	15,560	15,560	0	3,941	3.95
2060	15,550	15,550	0	3,942	3.94
2022-2060 change	520	520	0	174	
2022-2060 annual growth rate	0.09%	0.09%	-	0.12%	

**Table 63 – Job Projection for Parlier SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	760	760	800	830	880	920	960	1,000	1,050
Retail	180	180	180	180	190	190	200	200	200
Office	130	100	90	110	130	150	160	180	190
Education	480	480	490	510	520	530	530	540	540
Health/Medical	390	390	400	400	410	420	420	420	420
Services	50	50	50	50	60	60	60	60	60
Food	120	120	120	120	120	130	130	130	130
Other	320	330	340	340	340	350	350	360	360
Government	140	140	140	150	150	150	150	160	160
<b>Total</b>	<b>2,550</b>	<b>2,540</b>	<b>2,610</b>	<b>2,700</b>	<b>2,790</b>	<b>2,880</b>	<b>2,970</b>	<b>3,040</b>	<b>3,100</b>

**Table 64 – Housing Unit Projection for Parlier SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	511	400	112
2022-2030	533	417	116
2022-2035	575	448	127
2022-2040	585	455	130
2022-2045	604	468	135
2022-2050	627	485	142
2022-2055	652	502	149
2022-2060	647	499	148

**Table 65 – Population Projection for Parlier SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	15,029	15,038	15,062	15,202	15,337	15,454	15,532	15,563	15,549	520	0.1%	100.0%	100.0%
5 and below	1,359	1,291	1,319	1,357	1,356	1,292	1,222	1,179	1,174	-184	-0.4%	9.0%	7.6%
6 to 14	2,554	2,334	1,907	1,839	1,911	1,959	1,926	1,835	1,796	-758	-0.9%	17.0%	11.6%
15 to 19	1,494	1,432	1,341	1,051	959	1,010	1,056	1,064	1,047	-447	-0.9%	9.9%	6.7%
20 to 24	1,152	1,327	1,364	1,290	1,016	934	989	1,036	1,045	-107	-0.3%	7.7%	6.7%
25 to 34	2,089	2,165	2,303	2,520	2,507	2,197	1,878	1,863	1,903	-186	-0.2%	13.9%	12.2%
35 to 44	2,006	1,884	1,869	1,965	2,123	2,351	2,369	2,091	1,969	-38	0.0%	13.3%	12.7%
45 to 54	1,630	1,620	1,749	1,691	1,704	1,814	1,984	2,214	2,251	621	0.9%	10.8%	14.5%
55 to 64	1,381	1,453	1,378	1,406	1,541	1,506	1,539	1,649	1,682	301	0.5%	9.2%	10.8%
65 to 74	854	952	1,080	1,180	1,138	1,179	1,306	1,283	1,304	450	1.1%	5.7%	8.4%
75 and above	510	579	753	903	1,082	1,212	1,263	1,350	1,378	867	2.65%	3.39%	8.86%

**Table 66 – Population Projection for Parlier SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	15,029	15,038	15,062	15,202	15,337	15,454	15,532	15,563	15,549	520	0.1%	100.0%	100.0%
White alone, NH	210	204	196	189	182	176	170	165	163	-47	-0.7%	1.4%	1.1%
Hispanic or Latino	14,675	14,701	14,748	14,908	15,063	15,195	15,286	15,329	15,320	644	0.1%	97.6%	98.5%
Black or African American alone, NH	33	31	27	24	22	20	19	17	17	-16	-1.8%	0.2%	0.1%
Asian alone, NH	47	43	37	32	28	24	22	19	18	-29	-2.5%	0.3%	0.1%
Native Hawaiian and Other Pacific Islander alone, NH	2	2	2	2	1	1	1	1	1	-1	-2.0%	0.0%	0.0%
American Indian and Alaska Native alone, NH	9	9	7	6	6	5	4	3	3	-6	-2.7%	0.1%	0.0%
Some Other Race alone, NH	14	13	12	11	10	9	8	8	7	-7	-1.7%	0.1%	0.0%
Two or more races, NH	39	37	32	29	26	23	21	20	19	-19	-1.8%	0.3%	0.1%

# Reedley and SOI

**Table 67 – Population Projection for Reedley SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	25,290	25,050	240	7,244	3.46
2025	25,830	25,580	250	7,418	3.45
2030	25,900	25,640	260	7,541	3.40
2035	26,740	26,470	270	7,744	3.42
2040	27,550	27,270	280	7,939	3.43
2045	28,250	27,960	290	8,115	3.45
2050	28,710	28,420	290	8,258	3.44
2055	28,900	28,610	290	8,351	3.43
2060	28,820	28,520	300	8,348	3.42
2022-2060 change	3,530	3,480	50	1,104	
2022-2060 annual growth rate	0.34%	0.34%	0.59%	0.37%	

**Table 68 – Job Projection for Reedley SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	950	940	990	1,040	1,090	1,140	1,190	1,250	1,310
Retail	500	510	520	540	560	570	590	600	600
Office	260	420	300	350	410	450	480	490	490
Education	1,620	1,650	1,700	1,760	1,820	1,870	1,920	1,940	1,960
Health/Medical	1,900	1,920	1,970	2,020	2,080	2,130	2,170	2,200	2,220
Services	150	150	160	170	180	190	190	200	200
Food	510	520	530	550	570	580	600	610	620
Other	2,010	2,070	2,080	2,110	2,130	2,160	2,190	2,220	2,250
Government	240	240	250	260	270	270	280	290	290
<b>Total</b>	<b>8,120</b>	<b>8,400</b>	<b>8,520</b>	<b>8,800</b>	<b>9,100</b>	<b>9,370</b>	<b>9,610</b>	<b>9,800</b>	<b>9,940</b>

**Table 69 – Housing Unit Projection for Reedley SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	1,043	772	271
2022-2030	1,092	808	284
2022-2035	1,366	966	401
2022-2040	1,573	1,067	506
2022-2045	1,769	1,155	615
2022-2050	1,921	1,223	698
2022-2055	2,014	1,262	752
2022-2060	1,985	1,250	735

**Table 70 – Population Projection for Reedley SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	25,293	25,831	25,902	26,739	27,551	28,248	28,715	28,904	28,817	3,524	0.3%	100.0%	100.0%
5 and below	1,929	2,030	2,159	2,318	2,362	2,277	2,164	2,114	2,117	188	0.2%	7.6%	7.3%
6 to 14	3,790	3,388	2,895	3,087	3,362	3,532	3,498	3,318	3,231	-560	-0.4%	15.0%	11.2%
15 to 19	2,222	2,270	2,026	1,585	1,651	1,819	1,952	1,968	1,928	-294	-0.4%	8.8%	6.7%
20 to 24	2,000	2,170	2,202	2,020	1,583	1,653	1,819	1,940	1,955	-45	-0.1%	7.9%	6.8%
25 to 34	3,366	3,599	3,942	4,279	4,195	3,592	3,227	3,439	3,539	173	0.1%	13.3%	12.3%
35 to 44	3,064	3,070	3,187	3,448	3,887	4,238	4,160	3,536	3,364	300	0.2%	12.1%	11.7%
45 to 54	2,833	2,925	2,868	2,907	3,107	3,376	3,810	4,124	4,070	1,237	1.0%	11.2%	14.1%
55 to 64	2,592	2,681	2,666	2,678	2,700	2,748	2,940	3,174	3,314	722	0.6%	10.2%	11.5%
65 to 74	1,820	1,968	2,115	2,302	2,353	2,380	2,397	2,421	2,414	594	0.7%	7.2%	8.4%
75 and above	1,676	1,730	1,841	2,115	2,352	2,633	2,747	2,868	2,885	1,209	1.44%	6.63%	10.01%

**Table 71 – Population Projection for Reedley SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	25,293	25,831	25,902	26,739	27,551	28,248	28,715	28,904	28,817	3,524	0.3%	100.0%	100.0%
White alone, NH	3,846	3,678	3,340	3,155	2,998	2,859	2,734	2,614	2,561	-1,286	-1.1%	15.2%	8.9%
Hispanic or Latino	20,129	20,830	21,277	22,305	23,283	24,128	24,743	25,082	25,066	4,937	0.6%	79.6%	87.0%
Black or African American alone, NH	73	76	79	76	71	66	61	66	67	-6	-0.2%	0.3%	0.2%
Asian alone, NH	653	645	610	593	573	551	524	505	496	-157	-0.7%	2.6%	1.7%
Native Hawaiian and Other Pacific Islander alone, NH	4	4	3	3	2	2	1	1	1	-3	-4.2%	0.0%	0.0%
American Indian and Alaska Native alone, NH	45	45	43	42	40	38	36	33	32	-14	-0.9%	0.2%	0.1%
Some Other Race alone, NH	172	176	176	187	202	216	229	230	228	56	0.7%	0.7%	0.8%
Two or more races, NH	370	377	373	378	383	387	386	374	367	-4	0.0%	1.5%	1.3%

## Sanger and SOI

**Table 72 – Population Projection for Sanger SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	27,040	26,890	150	7,815	3.44
2025	27,040	26,890	150	7,913	3.40
2030	27,540	27,380	160	8,098	3.38
2035	27,940	27,780	160	8,228	3.38
2040	28,330	28,170	160	8,300	3.39
2045	28,670	28,510	160	8,368	3.41
2050	28,900	28,730	170	8,435	3.41
2055	28,990	28,820	170	8,492	3.39
2060	28,940	28,780	160	8,493	3.39
2022-2060 change	1,900	1,890	10	678	
2022-2060 annual growth rate	0.18%	0.18%	0.17%	0.22%	

**Table 73 – Job Projection for Sanger SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	2,730	2,710	2,850	2,990	3,140	3,290	3,440	3,590	3,760
Retail	750	750	770	780	800	810	820	820	820
Office	1,720	1,600	1,680	1,750	1,820	1,880	1,940	1,990	2,030
Education	1,100	1,110	1,130	1,160	1,180	1,200	1,210	1,210	1,210
Health/Medical	980	990	1,000	1,010	1,030	1,040	1,050	1,050	1,040
Services	140	140	140	150	160	160	170	170	170
Food	690	690	700	720	730	740	750	760	750
Other	950	980	990	1,000	1,010	1,030	1,040	1,060	1,070
Government	750	760	770	780	800	810	820	830	830
<b>Total</b>	<b>9,800</b>	<b>9,720</b>	<b>10,050</b>	<b>10,340</b>	<b>10,660</b>	<b>10,960</b>	<b>11,240</b>	<b>11,480</b>	<b>11,700</b>

**Table 74 – Housing Unit Projection for Sanger SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	1,023	702	321
2022-2030	1,216	835	381
2022-2035	1,351	933	418
2022-2040	1,418	984	435
2022-2045	1,498	1,045	453
2022-2050	1,573	1,102	470
2022-2055	1,635	1,150	485
2022-2060	1,621	1,139	481

**Table 75 – Population Projection for Sanger SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	27,039	27,044	27,538	27,941	28,334	28,670	28,895	28,986	28,944	1,906	0.2%	100.0%	100.0%
5 and below	2,131	2,168	2,304	2,432	2,450	2,328	2,189	2,125	2,124	-7	0.0%	7.9%	7.3%
6 to 14	4,183	3,679	3,193	3,261	3,451	3,595	3,540	3,339	3,257	-926	-0.7%	15.5%	11.3%
15 to 19	2,430	2,432	2,171	1,720	1,730	1,835	1,958	1,982	1,944	-486	-0.6%	9.0%	6.7%
20 to 24	1,976	2,203	2,379	2,118	1,684	1,705	1,814	1,936	1,958	-18	0.0%	7.3%	6.8%
25 to 34	3,800	3,589	3,972	4,412	4,336	3,693	3,317	3,451	3,534	-265	-0.2%	14.1%	12.2%
35 to 44	3,612	3,768	3,577	3,396	3,763	4,222	4,188	3,578	3,385	-227	-0.2%	13.4%	11.7%
45 to 54	3,061	3,153	3,329	3,523	3,347	3,211	3,594	4,046	4,102	1,041	0.8%	11.3%	14.2%
55 to 64	2,589	2,532	2,675	2,851	3,013	3,218	3,082	2,971	3,074	485	0.5%	9.6%	10.6%
65 to 74	1,878	2,004	2,134	2,144	2,270	2,446	2,609	2,791	2,698	821	1.0%	6.9%	9.3%
75 and above	1,379	1,517	1,804	2,085	2,290	2,418	2,603	2,768	2,867	1,488	1.94%	5.10%	9.91%

**Table 76 – Population Projection for Sanger SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	27,039	27,044	27,538	27,941	28,334	28,670	28,895	28,986	28,944	1,906	0.2%	100.0%	100.0%
White alone, NH	3,200	3,092	2,962	2,823	2,704	2,603	2,507	2,413	2,372	-828	-0.8%	11.8%	8.2%
Hispanic or Latino	22,370	22,506	23,141	23,698	24,216	24,663	25,002	25,220	25,236	2,866	0.3%	82.7%	87.2%
Black or African American alone, NH	174	170	169	167	165	164	163	162	160	-14	-0.2%	0.6%	0.6%
Asian alone, NH	776	771	769	761	762	765	769	761	755	-22	-0.1%	2.9%	2.6%
Native Hawaiian and Other Pacific Islander alone, NH	29	27	25	23	21	19	16	14	13	-16	-2.1%	0.1%	0.0%
American Indian and Alaska Native alone, NH	76	72	68	63	58	54	49	44	42	-34	-1.6%	0.3%	0.1%
Some Other Race alone, NH	82	79	81	86	90	93	88	83	81	-1	0.0%	0.3%	0.3%
Two or more races, NH	333	327	323	321	316	309	301	291	286	-47	-0.4%	1.2%	1.0%

# San Joaquin and SOI

**Table 77 – Population Projection for San Joaquin SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	3,670	3,670	0	902	4.07
2025	3,610	3,610	0	909	3.97
2030	3,640	3,640	0	920	3.96
2035	3,670	3,670	0	928	3.95
2040	3,700	3,700	0	930	3.98
2045	3,720	3,720	0	933	3.99
2050	3,740	3,740	0	937	3.99
2055	3,750	3,750	0	942	3.98
2060	3,740	3,740	0	942	3.97
2022-2060 change	70	70	0	40	
2022-2060 annual growth rate	0.05%	0.05%	-	0.11%	

**Table 78 – Job Projection for San Joaquin SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	50	50	60	60	60	70	70	70	70
Retail	40	40	40	40	40	40	40	40	40
Office	40	20	30	30	30	40	50	50	60
Education	120	120	120	120	120	120	120	120	120
Health/Medical	320	320	320	320	320	320	320	320	310
Services	30	30	30	30	30	30	30	30	30
Food	10	10	10	10	10	10	10	10	10
Other	20	20	20	20	20	20	20	20	20
Government	30	30	30	30	30	30	30	30	30
<b>Total</b>	<b>650</b>	<b>630</b>	<b>640</b>	<b>650</b>	<b>660</b>	<b>670</b>	<b>680</b>	<b>690</b>	<b>690</b>



**Table 79 – Housing Unit Projection for San Joaquin SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	182	182	-
2022-2030	193	193	-
2022-2035	202	199	3
2022-2040	203	200	3
2022-2045	207	202	5
2022-2050	212	204	8
2022-2055	218	207	11
2022-2060	217	206	11

**Table 80 – Population Projection for San Joaquin SOI by Age, 2022-2060**

Age Group	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	3,668	3,615	3,638	3,668	3,698	3,723	3,739	3,746	3,743	75	0.1%	100.0%	100.0%	
5 and below	316	289	337	368	362	329	294	289	292	-24	-0.2%	8.6%	7.8%	
6 to 14	659	579	450	443	496	520	499	453	434	-225	-1.1%	18.0%	11.6%	
15 to 19	409	364	327	247	219	253	281	278	271	-138	-1.1%	11.2%	7.2%	
20 to 24	336	391	346	310	237	212	247	275	278	-58	-0.5%	9.2%	7.4%	
25 to 34	470	498	628	679	609	515	429	443	468	-3	0.0%	12.8%	12.5%	
35 to 44	393	387	401	446	566	623	571	487	441	47	0.3%	10.7%	11.8%	
45 to 54	447	405	366	343	358	404	524	582	580	133	0.7%	12.2%	15.5%	
55 to 64	317	357	367	346	315	301	320	365	400	83	0.6%	8.6%	10.7%	
65 to 74	217	223	242	286	296	285	264	256	262	45	0.5%	5.9%	7.0%	
75 and above	103	122	175	201	241	280	309	320	318	215	3.00%	2.82%	8.50%	

**Table 81 – Population Projection for San Joaquin SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year										22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060					
<b>Total</b>	3,668	3,615	3,638	3,668	3,698	3,723	3,739	3,746	3,743	75	0.1%	100.0%	100.0%	
White alone, NH	87	86	88	90	84	78	73	73	75	-12	-0.4%	2.4%	2.0%	
Hispanic or Latino	3,511	3,462	3,489	3,522	3,561	3,596	3,622	3,633	3,630	119	0.1%	95.7%	97.0%	
Black or African American alone, NH	30	28	26	24	23	21	20	19	18	-12	-1.3%	0.8%	0.5%	
Asian alone, NH	7	7	6	5	5	4	3	2	2	-5	-3.3%	0.2%	0.1%	
Native Hawaiian and Other Pacific Islander alone, NH	1	1	1	1	1	0	0	0	0	-1	-4.0%	0.0%	0.0%	
American Indian and Alaska Native alone, NH	5	5	4	4	3	3	2	2	1	-3	-3.1%	0.1%	0.0%	
Some Other Race alone, NH	19	18	17	16	15	14	13	12	11	-8	-1.4%	0.5%	0.3%	
Two or more races, NH	8	7	7	7	6	6	6	5	5	-2	-1.0%	0.2%	0.1%	

## Selma and SOI

**Table 82 – Population Projection for Selma SOI, 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	26,540	26,350	190	7,614	3.46
2025	26,650	26,460	190	7,743	3.42
2030	28,250	28,030	220	8,201	3.42
2035	29,150	28,930	220	8,515	3.40
2040	30,030	29,800	230	8,727	3.41
2045	30,790	30,550	240	8,919	3.43
2050	31,290	31,050	240	9,075	3.42
2055	31,490	31,260	230	9,177	3.41
2060	31,400	31,160	240	9,173	3.40
2022-2060 change	4,860	4,820	40	1,559	
2022-2060 annual growth rate	0.44%	0.44%	0.62%	0.49%	

**Table 83 – Job Projection for Selma SOI by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	1,260	1,250	1,320	1,380	1,450	1,520	1,590	1,660	1,740
Retail	1,780	1,820	2,390	2,770	2,840	2,920	2,990	3,040	3,090
Office	300	350	540	570	610	620	610	580	530
Education	800	820	850	890	920	960	990	1,010	1,020
Health/Medical	1,010	1,030	1,060	1,100	1,130	1,170	1,200	1,230	1,250
Services	150	160	170	230	240	250	260	270	270
Food	850	870	900	1,090	1,130	1,160	1,190	1,220	1,240
Other	2,880	4,960	4,990	3,020	3,050	3,100	3,140	3,190	3,230
Government	250	260	270	280	290	300	310	320	330
<b>Total</b>	<b>9,280</b>	<b>11,510</b>	<b>12,490</b>	<b>11,320</b>	<b>11,670</b>	<b>12,000</b>	<b>12,290</b>	<b>12,520</b>	<b>12,710</b>

**Table 84 – Housing Unit Projection for Selma SOI, 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	852	787	64
2022-2030	1,401	1,296	105
2022-2035	1,697	1,581	117
2022-2040	1,919	1,798	121
2022-2045	2,130	2,008	123
2022-2050	2,294	2,169	124
2022-2055	2,394	2,269	125
2022-2060	2,364	2,239	125

**Table 85 – Population Projection for Selma SOI by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	26,541	26,651	28,248	29,153	30,032	30,785	31,290	31,495	31,401	4,860	0.4%	100.0%	100.0%
5 and below	2,194	2,137	2,370	2,507	2,557	2,496	2,402	2,344	2,336	141	0.2%	8.3%	7.4%
6 to 14	3,932	3,669	3,355	3,415	3,660	3,817	3,801	3,649	3,569	-363	-0.3%	14.8%	11.4%
15 to 19	2,214	2,220	2,199	1,886	1,840	1,990	2,104	2,125	2,090	-124	-0.2%	8.3%	6.7%
20 to 24	2,091	2,138	2,264	2,189	1,883	1,841	1,986	2,087	2,103	12	0.0%	7.9%	6.7%
25 to 34	3,726	3,710	4,105	4,412	4,422	4,057	3,706	3,782	3,859	133	0.1%	14.0%	12.3%
35 to 44	3,355	3,477	3,686	3,734	4,044	4,366	4,375	3,981	3,779	424	0.3%	12.6%	12.0%
45 to 54	2,924	2,925	3,244	3,459	3,586	3,652	3,956	4,235	4,206	1,282	1.0%	11.0%	13.4%
55 to 64	2,682	2,693	2,668	2,815	3,053	3,270	3,384	3,421	3,524	842	0.7%	10.1%	11.2%
65 to 74	1,986	2,049	2,319	2,426	2,355	2,501	2,710	2,874	2,887	901	1.0%	7.5%	9.2%
75 and above	1,438	1,633	2,038	2,309	2,632	2,795	2,866	2,996	3,048	1,610	2.00%	5.42%	9.71%

**Table 86 – Population Projection for Selma SOI by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	26,541	26,651	28,248	29,153	30,032	30,785	31,290	31,495	31,401	4,860	0.4%	100.0%	100.0%
White alone, NH	2,964	2,820	2,726	2,564	2,425	2,306	2,195	2,086	2,038	-926	-1.0%	11.2%	6.5%
Hispanic or Latino	21,638	21,909	23,539	24,609	25,644	26,548	27,204	27,571	27,553	5,915	0.6%	81.5%	87.7%
Black or African American alone, NH	156	152	153	151	150	149	149	149	148	-8	-0.1%	0.6%	0.5%
Asian alone, NH	1,132	1,125	1,165	1,166	1,154	1,131	1,107	1,080	1,066	-66	-0.2%	4.3%	3.4%
Native Hawaiian and Other Pacific Islander alone, NH	6	6	6	6	6	5	5	4	4	-2	-1.1%	0.0%	0.0%
American Indian and Alaska Native alone, NH	96	92	88	82	75	69	62	55	52	-45	-1.6%	0.4%	0.2%
Some Other Race alone, NH	132	132	139	142	144	146	148	148	148	16	0.3%	0.5%	0.5%
Two or more races, NH	417	415	431	434	434	431	421	401	392	-25	-0.2%	1.6%	1.2%

## Unincorporated Areas (excl. SOIs)

**Table 87 – Population Projection for Unincorporated Areas (excl. SOIs) , 2022-2060**

Year	Total Population	Household Population	Group Quarter Population	Number of Households	Average Household Size
2022	102,880	100,970	1,910	33,951	2.98
2025	103,050	101,130	1,920	33,942	2.98
2030	103,280	101,300	1,980	33,981	2.98
2035	104,290	102,280	2,010	34,257	2.99
2040	105,280	103,250	2,030	34,396	3.00
2045	106,120	104,070	2,050	34,541	3.01
2050	106,680	104,620	2,060	34,719	3.01
2055	106,910	104,850	2,060	34,909	3.00
2060	106,800	104,740	2,060	34,920	3.00
2022-2060 change	3,920	3,770	150	969	
2022-2060 annual growth rate	0.10%	0.10%	0.20%	0.07%	

**Table 88 – Job Projection for Unincorporated Areas (excl. SOIs) by Sector, 2022-2060**

Job Sector	2022	2025	2030	2035	2040	2045	2050	2055	2060
Industrial	12,460	12,380	13,040	13,660	14,360	15,020	15,710	16,420	17,190
Retail	1,130	1,130	1,130	1,120	1,110	1,090	1,050	1,000	930
Office	2,660	4,010	3,870	3,980	4,100	4,250	4,340	4,380	4,390
Education	2,720	2,740	2,820	2,870	2,930	2,970	2,990	2,970	2,930
Health/Medical	1,600	1,740	1,960	2,190	2,410	2,630	2,830	3,010	3,170
Services	1,930	1,990	2,130	2,270	2,430	2,560	2,670	2,750	2,790
Food	1,330	1,350	1,380	1,420	1,440	1,460	1,470	1,470	1,450
Other	34,300	35,300	35,600	36,010	36,420	36,980	37,490	38,000	38,510
Government	790	850	950	1,050	1,160	1,260	1,360	1,450	1,530
<b>Total</b>	<b>58,920</b>	<b>61,480</b>	<b>62,890</b>	<b>64,580</b>	<b>66,360</b>	<b>68,210</b>	<b>69,910</b>	<b>71,450</b>	<b>72,900</b>

**Table 89 – Housing Unit Projection for Unincorporated Areas (excl. SOIs), 2022-2060**

Periods	New Units Demand	Single-family Housing Units	Multi-family Housing Units
2022-2025	1,715	1,604	111
2022-2030	1,779	1,663	116
2022-2035	2,165	2,029	135
2022-2040	2,270	2,130	140
2022-2045	2,455	2,307	148
2022-2050	2,669	2,512	157
2022-2055	2,892	2,726	166
2022-2060	2,852	2,688	164

**Table 90 – Population Projection for Unincorporated Areas (excl. SOIs) by Age, 2022-2060**

Age Group	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	102,882	103,050	103,285	104,295	105,275	106,116	106,679	106,907	106,803	3,921	0.1%	100.0%	100.0%
5 and below	6,340	6,185	6,949	7,874	8,375	8,153	7,685	7,480	7,498	1,158	0.4%	6.2%	7.0%
6 to 14	12,831	11,449	9,894	10,062	11,347	12,476	12,706	12,092	11,780	-1,052	-0.2%	12.5%	11.0%
15 to 19	8,176	8,116	6,852	5,793	5,435	6,132	6,899	7,252	7,175	-1,001	-0.3%	7.9%	6.7%
20 to 24	6,396	7,752	8,128	6,923	5,865	5,510	6,220	6,955	7,141	745	0.3%	6.2%	6.7%
25 to 34	10,369	10,828	13,414	15,933	15,173	12,976	11,593	11,890	12,375	2,007	0.5%	10.1%	11.6%
35 to 44	11,331	11,022	10,648	11,079	13,536	16,014	15,339	13,133	12,432	1,101	0.2%	11.0%	11.6%
45 to 54	11,721	11,436	11,219	10,835	10,656	11,146	13,547	15,890	15,834	4,112	0.8%	11.4%	14.8%
55 to 64	14,584	13,178	11,150	10,644	10,556	10,316	10,312	10,789	11,438	-3,146	-0.6%	14.2%	10.7%
65 to 74	12,156	12,941	13,059	11,443	9,770	9,364	9,363	9,208	9,133	-3,023	-0.7%	11.8%	8.6%
75 and above	8,977	10,144	11,971	13,709	14,562	14,029	13,015	12,218	11,997	3,020	0.77%	8.73%	11.23%

**Table 91 – Population Projection for Unincorporated Areas (excl. SOIs) by Race and Ethnicity, 2022-2060**

Race/Ethnicity	Year									22-60 Change	Annual growth rate	2022 share	2060 share
	2022	2025	2030	2035	2040	2045	2050	2055	2060				
<b>Total</b>	102,881	103,050	103,285	104,295	105,275	106,116	106,679	106,907	106,803	3,921	0.1%	100.0%	100.0%
White alone, NH	37,641	35,625	31,670	28,116	24,724	21,640	19,002	16,884	16,250	-21,391	-2.2%	36.6%	15.2%
Hispanic or Latino	51,927	53,804	57,695	62,111	66,444	70,306	73,384	75,632	76,182	24,255	1.0%	50.5%	71.3%
Black or African American alone, NH	1,433	1,564	1,798	1,947	2,060	2,181	2,314	2,407	2,421	988	1.4%	1.4%	2.3%
Asian alone, NH	7,320	7,527	7,704	7,819	7,856	7,906	8,001	8,122	8,147	827	0.3%	7.1%	7.6%
Native Hawaiian and Other Pacific Islander alone, NH	74	76	79	84	90	98	107	116	118	44	1.2%	0.1%	0.1%
American Indian and Alaska Native alone, NH	878	887	892	900	921	940	956	959	954	76	0.2%	0.9%	0.9%
Some Other Race alone, NH	572	578	587	575	562	565	573	576	574	2	0.0%	0.6%	0.5%
Two or more races, NH	3,036	2,989	2,858	2,744	2,618	2,480	2,343	2,210	2,156	-880	-0.9%	3.0%	2.0%